TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
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PLANNING BOARD

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****REVISED 9/12/16****

NOTICE / AGENDA
REGULAR MEETING & PUBLIC HEARINGS
GRAFTON PLANNING BOARD
Conference Room A – Grafton Municipal Center
30 Providence Road, Grafton, MA 01519
Monday, September 12, 2016

7:00 p.m. Regular Meeting

1. **Public Input**
2. **Action Items**
   A. Request to revise Approval Not Required (ANR 2016-7): 104 Creeper Hill Road – Town Of Grafton (Owner). Said property is shown on Grafton Assessor's Map 17, Lot 8 and located in a Community Business (CB) zoning district.

   B. Draft Decision: Modification of a Special Permit (SP 2015-6.1) & Site Plan Approval – Request for 1 year extension to construct – Fredric & Margot Churchill (Applicant/Owner) – 114 Merriam Road

   C. Draft Decision: Modification of a Special Permit (SP 2014-9.1) & Site Plan Approval – Borrego Solar (Applicant) / Christy Pease (Owner) – 79 Old Upton Road

   D. Draft Decision: Special Permit (SP 2016-11) & Site Plan Approval – Accessory Apartment – Layth Alkahdady (Applicant / Owner) – 56 Fitzpatrick Road

   E. Draft Decision: Special Permit (SP 2016-12) & Site Plan Approval – Accessory Apartment – Richard & Leslie St. Jean (Applicants / Owners) – 5 Sibley Street

   F. Draft Decision: Modification of a Special Permit (SP 2015-13.2) & Site Plan Approval – Clean Energy Collective, LLC. (Applicant) / Karen & Robert Kell (Owners) – 207 Providence Road
3. **Discussion Items**
   A. Charter Review Committee Proposal
4. **General Business**
   A. Bills
   B. Staff Report
   C. Meeting Minutes from Planning Board Meeting on August 29, 2016
   D. Correspondence
5. **Reports From Planning Board Representatives On Town Committees And CMRPC**
6. **Public Hearings**

A. **(7:30 P.M.) Request for Definitive Plan Approval – "Bull Meadow" Subdivision – Off Appaloosa and Bridle Ridge Drive – Bull Meadow, LLC (Owner/ Applicant).** A Public Hearing to consider the application for a Definitive Plan Approval for a fifteen (15) lot Conventional Subdivision on property shown as Grafton Assessor's Map 32, Lot 5A and Map 31, Lot 100. (Cont. from 7/25/16). **Applicant has requested a continuance to October 3, 2016.**

B. **(7:30 P.M.) Request for Modification of Scenic Road Permit (SRP 2015-1.1) – 114 Merriam Road –Frederic Churchill (Owner/ Applicant).** A Scenic Road and Shade Tree Public Hearing to consider the application for the modification of the previously approved Scenic Road Permit for the relocation of the driveway opening, removal of 20 feet of the existing stone wall and a twin deciduous tree on proposed "Lot D" on property shown as Grafton Assessor's Map 59, Lot 24.

C. **(7:30 P.M.) Request for Modification of a Special Permit (SP 2015-3.1) & Site Plan Approval – Hilltop Self Storage Facility – 100 Milford Road – Rocco Addeo, Jr. d/b/a Hilltop Self Storage of Grafton, LLC (Applicant / Owner).** A Public Hearing to consider the application to modify the previously approved Special Permit Decision and Site plan Approval for the modification of the Lighting and Landscaping Plan and associated conditions for the self-storage facility on property shown as Grafton Assessor's Map 133, Lot 1B.

D. **(7:30 P.M.) Major Residential Special Permit (MRSP 2016-4) – "The Ridings" Subdivision – Steven Venincasa Casa Builders & Developer's Corp. (Owner/Applicant) – 88 Adams Road.** A continued Public Hearing to consider the application for a Special Permit and Site Plan Approval for Major Residential Special Permit (MRSP 2016-4) and Preliminary Plan for a Residential Development (39-lot Conventional / 39-lot Flexible) on property shown as Grafton Assessor's Map 32, Lot 10. (Continued from 8/29/16).

7. **Any Other Items Which May Lawfully Come Before The Board**

8. **Vote To Extend Duration Of Meeting Beyond 10:00 P.M. (If Necessary)**

9. **Adjournment**