PLANNING BOARD

# TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
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## NOTICE / AGENDA
## REGULAR MEETING & PUBLIC HEARINGS
## GRAFTON PLANNING BOARD
**Conference Room A – Grafton Municipal Center**
**30 Providence Road, Grafton, MA 01519**
**Monday, October 24, 2016**

**7:00 p.m. Regular Meeting**

1. **Public Input**
2. **Action Items**
   A. Approval Not Required Application (ANR 2016-13) - 10 South Street – Assessor's Map 74, Lot 13 - David W. Brossi (Applicant / Owner).
3. **Discussion Items**
   A. Special Permit (SP 2016-10) & Site Plan Approval – Proposed Wireless Communication Facility Application – U.S. Wireless, Inc. and Vertical Bridge (Applicant) / Town of Grafton (Owner) – 104 Creeper Hill Road.
   B. Request for Comments - Comprehensive Permit – "Prentice Place" – 23 Prentice Street, North Grafton
4. **General Business**
   A. Bills
   B. Staff Report
   C. Meeting Minutes from Planning Board Meeting on October 3, 2016
   D. Correspondence
5. **Reports From Planning Board Representatives On Town Committees And CMRPC**
6. **Public Hearings**
   **A. Scenic Road Permit (SRP 2016-13) – National Grid (Applicant) / Town of Grafton (Owner)** – Wesson Street & Willard Street – multiple locations – tree trimming / pruning / removal within the Town's right of way.
   **B. Special Permit (SP 2016-14) – Sign Relief** – 198 Worcester Street – Sargon Realty Trust, LLC (Applicant / Owner); Map 26; Lot 81.
   **C. (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).

D. **(7:30 P.M.) Request for Modification of Scenic Road Permit (SRP 2015-1.1) – 114 Merriam Road –Frederic Churchill (Owner/ Applicant).** The Reopening of 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. Consider draft decision upon close of public hearing.

E. **(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).** The Reopening of 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. Consider draft decision upon close of public hearing.

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**