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DECISION

GRAFTON PLANNING BOARD

SP 96-6
TROIANO TRUCKING
103 Creeper Hill Road

Decision of the PLANNING BOARD (hereinafter the Board) on the petition of Troiano Trucking, 149 Derby Street, Worcester, MA 01604 (hereinafter the Applicant) for property located at 109 Creeper Hill Road, North Grafton, MA, shown on the Grafton Assessor's Map Number 17, Lot 2 (hereinafter the Site).

I. BACKGROUND

This decision is in response to an Application for a Special Permit approval (hereinafter the Application) by the applicant to locate a recycling transfer station with a variety of light industrial uses at the Site. This application was formally received on March 20, 1996, and was thereafter reviewed for completeness.

After causing notice of the time and place of its public hearing and of the subject matter thereof to be published, posted and mailed to the Applicant, abutters and other parties in interest as required by law, Sean Padgett, Chairman of the Board, called the hearing to order at 7:30 p.m. on April 22, 1996 in the McHale Memorial Conference Room, Grafton Municipal Center, 30 Providence Road, Grafton, MA. The following Board members were present throughout the hearing: Chairman Sean Padgett, Vice Chairman Rand Bardsley, Clerk Cindy McDermid, Elias Hanna, Robert Hassinger and Associate Member Larry Boutiette. Mr. Boutiette did not participate in the vote. The Applicant was represented by Mark Troiano. Following public input, the hearing was closed. The record of the proceeding and submissions upon which this decision is based may be referred to in the Office of the Town Clerk or the Office of the Planning Board.

FILINGS:

Submitted for the Board's deliberation were the following:

EXHIBIT 1 - Application for Special Permit dated March 20, 1996.

EXHIBIT 2 - Copy of recorded "Plan of Land Owned by Bathgate Foundry Co., Grafton, MA , dated 1952, recorded in Worcester District Registry of Deeds on October 8, 1952, Plan Book 184, Plan 119.

EXHIBIT 3 - Amended copy of "Plan of Land Owned by Bathgate Foundry Co., Grafton, MA , dated 1952, recorded in Worcester District Registry of Deeds on October 8, 1952, Plan Book 184, Plan 119, showing location of existing buildings.

EXHIBIT 4 - Certified List of Abutters, dated March 20, 1996.

EXHIBIT 5 - Correspondence from Applicant requesting waiver of application requirements, dated March 20, 1996.

EXHIBIT 6 - List of potential uses for the site, dated March 20, 1996.

EXHIBIT 7 - Copy of correspondence from Town Administrator Dan Morgado to Board of Selectmen, dated March 16, 1996.

FINDINGS

After due consideration of the exhibits and the record of the proceedings, the Board finds the following:

- F1) that the ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe, are adequate.
- F2) that off-street parking and loading areas are adequate with particular attention to the items in the previous finding, and there are no substantial negative economic, noise, glare, or odor effects of the special permit on adjoining properties and properties generally in the district.
- F3) that refuse collection or disposal and services areas, with particular reference to items mentioned in the two previous findings are adequate.
- F4) that screening and buffering with reference to type, dimensions and character are adequate provided vegetation is planted along the front lot line, of a type and in a manner acceptable to the Planning Board.
- F5) that exterior signs, and exterior lighting are adequate with regard to glare, traffic safety, economic effect, and there is no conflict with compatibility and harmony with properties in the district.
- F6) that the required yards and other open space requirements are adequate.
- F7) that the project is compatible with adjacent properties and other property in the district.

- F8) that there will not be any significant adverse impact on any public or private water supply, provided all regulations of the Board of Health are complied with.
- F9) that the site is not located in the Water Supply Protection Overlay District, therefore, will not have any significant or cumulative impact upon municipal water supplies, provided all regulations of the Board of Health are complied with.

DECISION and CONDITIONS:

Therefore, the Board voted to grant the Special Permit subject to the following conditions:

1. This approval is granted based in part on the applicant's representation that no site assessment is required.
2. There shall be no increase in impervious surface. Any proposal for additional paving, building or other increase in impervious surface shall first require approval of a special permit in accordance with the Zoning Bylaws.
3. The applicant shall plant vegetation along the front lot line of a type and in a manner satisfactory to the Planning Board.

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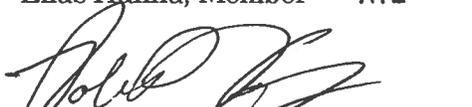
Witness our hands this 20th day of May, 1996

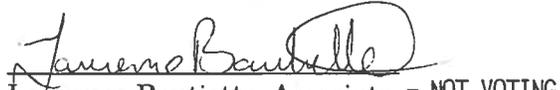

Sean Padgett, Chairman - AYE


Rand Bardsley, Vice Chairman - AYE


Elias Hanna, Member - AYE


Cindy McDermid, Member - AYE


Robert Hassinger, Member - AYE


Laurence Boutiette, Associate - NOT VOTING

COMMONWEALTH OF MASSACHUSETTS

Worcester ss

1996

On this 20th day of May, 1996 personally appeared Sean Padgett, a member of the Grafton Planning Board, and acknowledged the foregoing to be his free act and deed on behalf of said Board.


Notary Public
My commission expires Dec. 1, 2000

cc: Applicant
Board of Selectmen
Board of Health
Conservation Commission
Board of Appeals

Town Engineer
Building Inspector
Highway Supervisor
Water District
Board of Sewer Commissioners

To Whom It May Concern: This is to certify that the 20 day appeal period has passed and there have been no appeals made to this office.

Maureen Clark, Town Clerk

Date _____