

*file*

**DECISION  
GRAFTON PLANNING BOARD**

**SPECIAL PERMIT (SP 2014-7) & SITE PLAN APPROVAL**  
**Keeping of Livestock (1 horse and 1 companion animal) on less than Five Acres of Land**  
**15 Blanchard Road, Grafton, MA 01519**

RECEIVED TOWN CLERK  
2014 SEP 23 AM 10 49  
JA

**Leslie & Ron Anderson (Applicant / Owner)**

Decision of the Planning Board of the Town of Grafton, Massachusetts (hereinafter the BOARD) on the petition of Leslie & Ron Anderson (hereinafter the APPLICANT) for a Special Permit & Site Plan Approval for the keeping of livestock (1 horse, 1 companion animal) on less than five acres land for property located at 15 Blanchard Road, Grafton, MA (hereinafter the SITE) and shown on the Grafton Assessor's Map 88, Lot 169, and owned by Leslie & Ron Anderson by deed recorded in the Worcester District Registry of Deeds Book 17528, Page 276. The application was formally received on August 8, 2014.

**I. BACKGROUND**

The above referenced application for a Special Permit / Site Plan Approval (hereinafter APPLICATION) was submitted on August 8, 2014. The Planning Board considered the Application at a properly posted meeting of said Board on September 8, 2014. Notice of the public hearing and the subject matter thereof was published in the Grafton News on August 20 and August 27, 2014 and posted with Town Clerk's Office. Abutters were notified by First Class Mail. At the public hearing, all those wishing to speak to the petition were heard.

The following Board members were present throughout the public hearing: Chairman David Robbins, Vice Chairman Michael Scully, Clerk Sargon Hann, Members Linda Hassinger and Robert Hassinger; and Associate Member Andrew Clarke. At the hearing, Leslie Anderson (APPLICANT) presented the application to the Board. Following public input the hearing was closed.

**II. SUBMITTALS**

The following items were submitted to the Board for its consideration of this application:

- EXHIBIT #1.** Unbound application packet prepared by the Applicant, received August 8, 2014; including the following:
- Application for Special Permit, 1 page.
  - Application for Site Plan Approval, 1 page.
  - Certificate of Good Standing signed by the Treasurer / Collector's Office on July 29, 2014, 1 page.
  - Certified Abutters List dated August 6, 2014, 1 page.
  - Correspondence from the Applicant, project narrative and waiver requests, dated August 7, 2014; 2 pages.
  - Correspondence from the Applicant, waiver requests, not dated; 1 page.
  - Hand drawn site plan on map generated by the Town of Grafton GIS system; color, 8 1/2 x 11"; dated July 28, 2014; 1 page.
  - Correspondence from Diane & Michael Eddy, 5 Patricia Drive, Grafton, MA; 1 page.

- EXHIBIT #2.** Project Review Memorandum, Board of Assessors, received August 15, 2014; 2 pages.
- EXHIBIT #3.** Project Review Memorandum, Department of Public Works, received August 19, 2014; 1 page.
- EXHIBIT #4.** Project Review Memorandum, Board of Health, received August 15, 2014; 3 pages.
- EXHIBIT #5.** Project Review Memorandum, Zoning Board of Appeals, received August 22, 2014; 1 page.
- EXHIBIT #6.** Project Review Memorandum, Fire Department, received August 26, 2014; 1 page.
- EXHIBIT #7.** Correspondence from Kevin Shattuck, 1 Patricia Drive, Grafton; dated August 18, 2014, received August 28, 2014; 1 page.
- EXHIBIT #8.** Copy of correspondence from the Applicant to the Board of Health; 15 Blanchard Road – Special Permit (SP 2014-7); dated August 29, 2014; received September 2, 2014; 3 pages.
- EXHIBIT #9.** Email correspondence to the Planning Department from Chris Marino, 13 Blanchard Road, Special Permit (SP 2014-7); dated Sunday, September 7, 2014 at 8:05 a.m.; received Monday, September 8, 2014; 1 page.
- EXHIBIT #10.** Project Review Memorandum, Police Department, received September 8, 2014; 1 page.
- EXHIBIT #11.** Planning Board Public Hearing Sign-In Sheet, September 8, 2014; 1 page.

### **III. FINDINGS**

At their meeting of September 22, 2014 after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Grafton Planning Board (motion by Mr. Hassinger, seconded by Mr. Hanna) voted 5-0 to make the following Findings:

- F1. That determinations regarding the following findings are based upon the documents and plans identified in this Decision, as well as the information and EXHIBITS submitted and presented in association with the Application.
- F2. That determinations regarding the following findings are also predicated upon satisfactory completion of the work and site improvements shown on the Plans and maintenance of the Site in accordance with this Decision, as well as all applicable Federal, State and Local regulations, except where modified by this Decision.
- F3. That the classification of “raising and keeping of livestock, including but not limited to horses, cattle, sheep, goats, swine, fur animals and poultry, on a parcel under 5 acres in Section 3.2.3.1 of the ZBL (Use Regulation Schedule) was used in making determinations regarding the proposed use.
- F4. That the Site is located in a Residential 40 (R-40) zoning district. The site is located within the Water Supply Overlay District. The site is approximately 2.03 acres in size.
- F5. That raising and keeping of livestock (horses) on less than five (5) acres of land is allowed in a R-40 zoning district only upon the issuance of a Special Permit by the Planning Board.
- F6. That during the public hearing, the Board and the Applicant discussed the nature of the proposal. Ms. Anderson stated that she wanted to build a small barn and enclose 1.25 acres of the back part of

her lot to accommodate the care and keeping of her horse which is currently being boarded in another location. The area will be fenced. She stated that the barn will have space for one horse and one companion animal. The type of companion animal has not been determined at this time.

- F7. That during the public hearing the Board and the Applicant discussed the issues raised by the Board of Health regarding manure control (see EXHIBIT #4). She reviewed the proposed composting system (see EXHIBIT #8) and noted that there are several local companies who will haul away manure when necessary. The site is connected to sewer and water so there will be no impacts to wells.
- F8. That during the public hearing the Board and the Applicant discussed fencing. The Applicant stated that they plan to install a three or four strand electric fence around the barn and the paddock area for the safety of the animals and to keep them from leaving the site. The fence will be set back approximately five feet from the property line.
- F9. That during the public hearing the Board heard testimony from Peter Adams of 100 Brigham Hill Road who spoke in favor the application, noting that the Applicant is his niece. The subdivision is built on the site of his family's farm and he was in favor retaining the agricultural heritage of the area.
- F10. That during the public hearing the Board noted that several letters of support were received including immediate abutters (see EXHIBITS #7 and #9). Ms. Anderson noted that she had spoken with a number of other neighbors in the immediate vicinity and have received their support (see EXHIBIT #1).

At their meeting of September 22, 2014 after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Grafton Planning Board (motion by Mr. Hassinger, seconded by Mr. Hanna) voted 5-0 to make the following Findings:

- F11. With regard to Section 1.5.5(a) of the ZBL, that based upon the Findings stated within this Decision, ingress and egress to the 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.
- F12. With regard to Section 1.5.5(b) of the ZBL, that based upon the Findings stated within this Decision, off-street parking and loading areas where required, and the economic, noise, glare, or odor effects of the Special Permit on adjoining properties and properties generally in the district are satisfactory.
- F13. With regard to Section 1.5.5(c) of the ZBL, that based upon the Findings stated within this Decision, refuse collection or disposal and service areas are satisfactory.
- F14. With regard to Section 1.5.5(d) of the ZBL, that based upon the Findings stated within this Decision, screening and buffering with reference to type, dimensions and character are adequate.
- F15. With regard to Section 1.5.5(e) of the ZBL, that based upon the Findings stated within this Decision, signs and exterior lighting with reference to glare, traffic safety, economic effect is compatible and in harmony with properties in the district.

- F16. With regard to Section 1.5.5(f) of the ZBL, that based upon the Findings stated within this Decision, the required yards and other open space requirements are adequate.
- F17. With regard to Section 1.5.5(g) of the ZBL, that based upon the Findings stated within this Decision, that the proposed use is compatible with adjacent properties and other properties within the district.
- F18. With regard to Section 1.5.5(h) of the ZBL, that upon satisfying and complying with all applicable Board of Health requirements, and based upon the Findings stated within this Decision, there will not be any significant adverse impact on any public or private water supply. The site is connected to water service (see FINDING #F7).
- F19. With regard to Section 1.5.5(i) of the ZBL, that upon satisfying and complying with all applicable Board of Health requirements, and based upon the Findings stated within this Decision, there will not be any significant or cumulative impact upon municipal water supplies. The proposed use is in the Water Supply Protection Overlay District.
- F20. With regard to Section 1.5.5(j) of the ZBL, that based upon the Findings stated within this Decision, protection of important historic, cultural and scenic landscapes with regard to the proposed development is satisfactory.

At their meeting of September 22, 2014 after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Grafton Planning Board (motion by Mr. Hassinger, seconded by Mr. Hanna) voted 5-0 to make the following Findings:

- F21. That for the reasons stated within the Findings of this Decision, the Special Permit and the Site Plan Approval applications, if granted, are in harmony with the general purpose and intent of the ZBL.
- F22. That for the reasons stated within the Findings of this Decision, the Special Permit and the Site Plan Approval applications, if granted, would not create a nuisance, hazard or congestion.
- F23. That for the reasons stated within the Findings of this Decision, the Special Permit and the Site Plan Approval applications, if granted, would not cause substantial harm to the neighborhood.
- F24. That for the reasons stated within the Findings of this Decision, the Special Permit and Site Plan Approval applications, if granted, would not derogate from the general purpose and intent of the By-law or the stated district objectives or applicable use criteria.

At their meeting of September 22, 2014 after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Grafton Planning Board (motion by Mr. Hassinger, seconded by Mr. Hanna) voted 5-0 to make the following Findings:

- F25. That Section 1.3.3.2 of the ZBL requires that the procedure for the Site Plan Review, as defined in the ZBL, be incorporated into the procedure for reviewing Special Permits.
- F26. That Section 1.3.3.3 of the ZBL defines the procedure for Site Plan Review, including a description of the plans and materials to be submitted to the Planning Board.

- F27. The Board finds that Section 1.3.3.4 of the ZBL allows an applicant to request waivers from certain requirements of the Site Plan Review procedure. The Board finds that the Applicant submitted waiver requests from Section 1.3.3 of the Grafton Zoning By-Law (see EXHIBIT #1).
- F28. That the Application as described within the Exhibits of this Decision, the waivers requested, and the resulting site plan, are not contradictory or inconsistent with the intent and purposes set forth in Section 1.3.3.1 of the ZBL.

#### **IV. WAIVERS**

- W1.** At their meeting of September 22, 2014 after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, as well as consideration for the size and scope of the project, the Grafton Planning Board (motion by Mr. Hassinger, seconded by Mr. Hanna) voted 5-0 to **GRANT** the Applicant's request for waivers from the following requirements of Section 1.3.3.3 of the ZBL with regard to preparing site plans, for the reasons stated within the Findings of this Decision:
- (10.) Wetlands, ponds, streams, or other water bodies
  - (11.) Ownership of all abutting land and approximate location of buildings, driveways, and parking areas thereon within a maximum distance of two hundred feet of the property lines
  - (12.) Existing and proposed topography at two foot elevation intervals
  - (13.) All property lines of the subject property, and all setbacks of building and parking areas from said lines, and existing and proposed easements, if any;
  - (14.) Proposed surfaces – pervious and impervious
  - (15.) Lot coverage calculations
  - (16.) Parking calculations
  - (17.) Earth volume material calculations to be removed or filled on the property .
  - (18.) Driveways and driveway openings / entrances
  - (19.) Parking and loading spaces
  - (20.) Service areas and all facilities for screening
  - (21.) Landscaping
  - (22.) Lighting
  - (23.) Proposed signs
  - (24.) Sewage, refuse and other waste disposal
  - (25.) Stormwater management facilities
  - (26.) All structures and building associated with the proposed and existing use(s) on the property;
  - (27.) Exterior storage areas
  - (28.) Utilities and their exterior appurtenances (e.g., fire connections)
  - (29.) Provisions for dust and erosion control;
  - (30.) Any existing vegetation;
  - (31.) Any other details deemed necessary by the Planning Board...;
  - (e) Stormwater Management Hydrological Study
  - (f) Earth Removal Report
  - (g) Written Statements

- W2.** At their meeting of September 22, 2014 after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, as well as consideration for the size and scope of the project, the Grafton Planning Board (motion by Mr. Hassinger, seconded by Mr. Hanna) voted 5-0 to **GRANT** the Applicant's request for a waiver from the requirements of Section 8.2 (Traffic Study) of the ZBL.

The Planning Board specifically noted that voting to grant Waivers 1 – 2 was based on the size and scope of the project as well as the absence of specific concerns during the public hearing specific to the waiver requests.

## **V. DECISION AND CONDITIONS**

At their meeting of September 22, 2014 after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Grafton Planning Board (motion by Mr. Hassinger, seconded by Mr. Hanna) voted 5-0 to **GRANT** the Special Permit and Site Plan Approval with the following conditions:

- C1.** This Special Permit / Site Plan Approval is granted specifically to the current owner of the property (Applicant / Owner) located at 15 Blanchard Road, Grafton (as identified within this Decision), and that said Special Permit / Site Plan Approval does not run with the land. This approval is limited to this property owner and shall not be transferred.
- C2.** The total number of horses permitted on site are not to exceed one (1) and a companion animal not to exceed one (1) (see FINDING #F6).
- C3.** The Applicant is required to use best management practices for the care and keeping of the horse so as not to be a cause of nuisance to the abutting properties with regards to odor and noise.
- C4.** The Applicant is required to regularly maintain the fencing around the site to prevent the horse and companion animal from leaving the specified area (see FINDING #F8)
- C5.** The Applicant is required to maintain the site with particular regard to manure disposal as presented in EXHIBIT #8 (see also FINDING #F7). Manure shall be removed from the site on a regular basis to and accordance with other applicable regulations which deem such action necessary, or in the event that either quantity or odor creates a nuisance or a threat to health.
- C6.** Any Order of Conditions and/or permits issued by the Grafton Conservation Commission with respect to this application are hereby incorporated by reference and constitute a condition to this Special Permit decision. Furthermore, the Applicant will adhere to any and all Board of Health regulations.
- C7.** This Special Permit / Site Plan Approval is specifically the raising and keeping of livestock on less than five (5) acres of land as described in CONDITION #2 as well as in the Exhibits and Findings of this Decision. Any modification to the approved by this Decision shall require a determination by the Planning Board as to whether the proposed modification(s) are substantial in nature and of public concern. The Planning Board may, upon its determination, require a new Special Permit or Modification of this Special Permit if it finds that the proposed changes are substantial in nature and of public concern, and substantially alter the plans and information used in making this Special Permit decision. Any Modification of this Decision shall be made pursuant to Section 1.3.3.10 of the Zoning By-law, and any other applicable regulations.

- C8.** Failure to comply with the requirements of Section 1.5 of the Grafton Zoning By-law (or as modified by this Decision), as well as all applicable Federal, State and local regulations, shall cause this Special Permit to be invalid.
- C9.** In accordance with Section 1.5.8 of the ZBL, this Special Permit shall lapse within one (1) year from the date of the expiration of the appeal period if substantial use, or construction, has not been commenced except in accordance with the law. Any request for an extension of said period of validity shall be considered a Modification of this Special Permit, and such request shall be filed and reviewed in accordance with the procedure specified in Section 1.5 of the ZBL.
- C10.** Any modification to the use or Site as described within this Decision and as presented to the Board during the public meeting and in the above referenced EXHIBITS shall require, prior to implementing such change, a determination from the Planning Board as to whether the proposed change is substantially different than presented in the materials and information used in making this Decision. The Planning Board reserves the right to solicit comments from other Town boards, departments and committees, as well as its consulting engineer, in making determinations regarding such changes. The Planning Board may, upon its determination, require a modification of this Decision (or other approvals if deemed necessary) if it finds that the proposed change(s) are substantial in nature and of public concern, and substantially alter the plans and information used in making this Decision. Any Modification of this Decision shall be made pursuant to Section 1.3.3 of the Zoning By-law, and any other applicable regulations.
- C11.** This Special Permit and Site Plan Approval shall not take effect until the Decision has been recorded at the Worcester District Registry of Deeds (WDRD) and provided the Planning Board and the Building Department with a copy of such recording, including the WDRD Book and Page Number and/or Instrument Number.
- C12.** By recording this Special Permit and Site Plan Approval Decision in the Worcester District Registry of Deeds, the Applicant agrees to and accepts the conditions set forth in this Special Permit and Site Plan Approval Decision.

cc: Applicant / Owner  
Inspector of Animals  
Building Inspector  
Board of Health

**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.

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Donna Girouard, Town Clerk

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Date

**EXHIBIT 1**

August 7, 2014

**RECEIVED**

Town of Grafton  
Planning Board  
30 Providence Road  
Grafton, MA 01519

**AUG - 8 2014**

**PLANNING BOARD  
GRAFTON, MA**

To Whom It May Concern:

My husband, Ron and I reside at 15 Blanchard Road in Grafton, zoning district R40 within the water supply overlay protection district, consisting of 2.03 acres.

We are looking to get approval to house my horse, which I have owned for 12 years, along with a companion animal (goat, miniature horse or horse) in our backyard, which was originally a working dairy farm.

We plan on clearing the land and erecting a two stall barn with a tack room approximately 34X12 feet with an overhang near the current shed, which we shall use as storage for hay, and placing electric fencing around the paddock area of approximately 1.25 acres. (see drawing attached).

Stalls shall be bedded with peat moss, manure composted and spread. The paddock area manure shall be spread with a chain link fence attached to our riding lawn mower.

I have contacted all of our immediate neighbors and currently have the blessing of :

The Shattuck Family @ 1 Patricia Drive  
The Pieciak Family @ 3 Patricia Drive  
The Eddy Family @ 5 Patricia Drive  
The Zujewski Family @ 7 Patricia Drive  
The Marino Family @ 13 Blanchard Road  
The Crouch Family @ 11 Blanchard Road  
The Gallagher Family @ 16 Blanchard Road  
The Mulvey Family @ 22 Blanchard Road  
The Waldo Family @ 4 Patricia Drive

Sincerely,

*Leslie Anderson*

*Ron Anderson*

Leslie and Ron Anderson

**EXHIBIT**

*A*

Diane & Michael Eddy  
5 Patricia Drive  
Grafton, MA 01519

7/31/2014

To whom it may concern,

Our neighbors at 15 Blanchard Rd, Leslie & Ron Anderson, wish to house their horse and a companion animal (e.g., horse, mini-horse, goat) on their property. As abutters to the Anderson property, we wish to state that we have no objections to their use of their property for this purpose.

Respectfully,

*Diane Eddy*  
Diane Eddy

*M Eddy*  
Michael Eddy

**RECEIVED**

AUG - 8 2014

**PLANNING BOARD  
GRAFTON, MA**

RECEIVED

AUG 8 2014

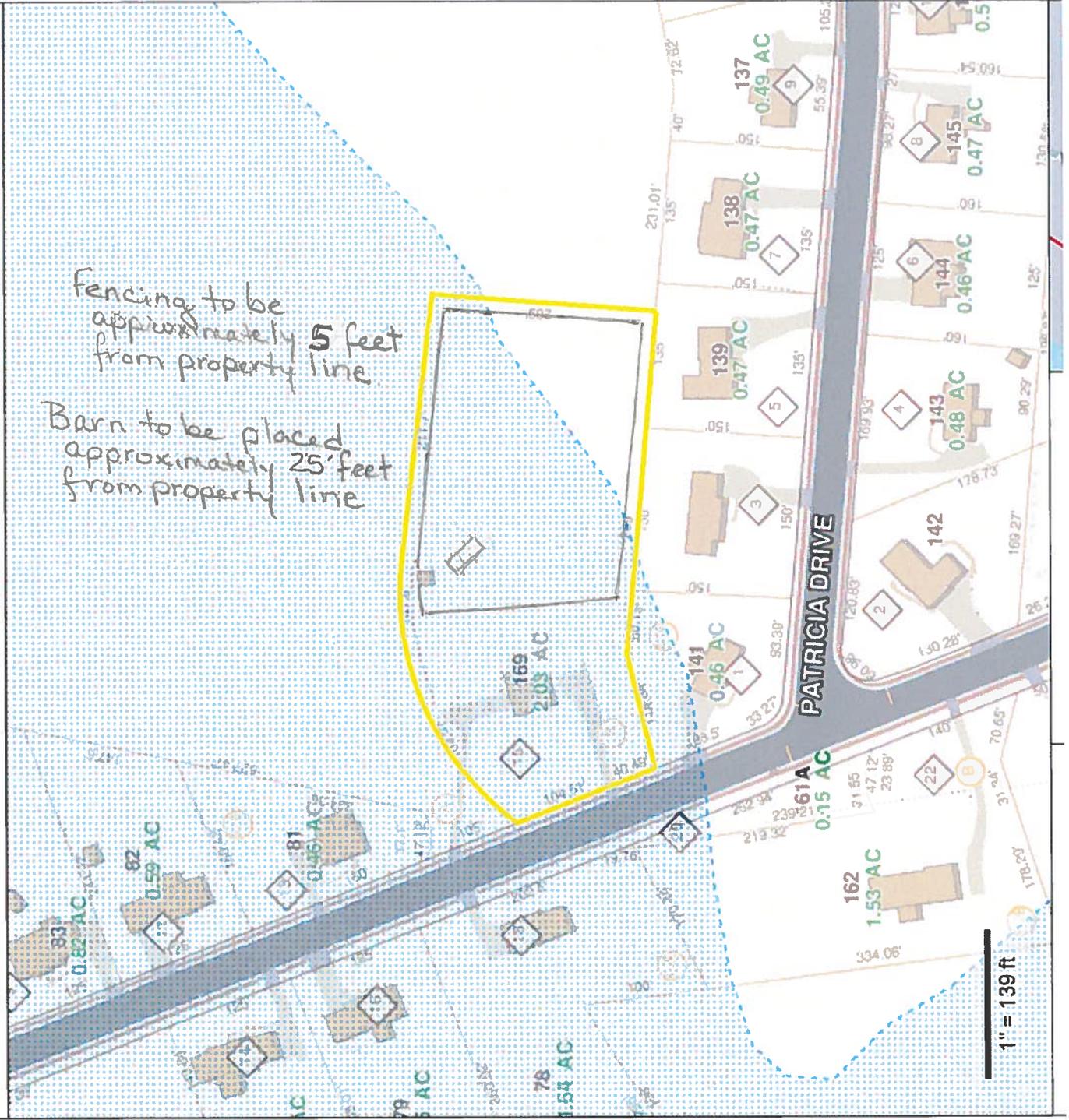
PLANNING BOARD  
GRAFTON, MA

EXHIBIT



July 28, 2014

Town of Grafton



Fencing to be approximately 5 feet from property line.

Barn to be placed approximately 25 feet from property line.

1" = 139 ft

**EXHIBIT** 1

Thank you for considering my application,



*Sweetie*

**RECEIVED**

AUG - 8 2014

**PLANNING BOARD  
GRAFTON, MA**

RECEIVED

EXHIBIT

AUG - 8 2014

RECEIVED  
JUL 28 2014



TOWN OF GRAFTON  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519

Phone: (508) 839-5335 ext 170 • FAX: (508) 839-4602  
www.grafton-ma.gov

TREASURER / COLLECTOR

### Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building – Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building – Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building – Plumbing	_____	_____	<input type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: \_\_\_\_\_

Leslie Anderson  
Petitioner Name

\_\_\_\_\_  
Property Owner / Company Name

15 Blanchard Rd  
Petitioner Address

\_\_\_\_\_  
Property Address

Grafton, MA 01519  
City, State, Zip

Grafton, MA  
City, State, Zip

508-839-4517  
Phone

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise	✓		
Disposal			✓
General Billing			✓

J. Haffty  
Treasurer / Collector Name (please print)

J. Haffty  
Treasurer / Collector Signature

7/29/14  
Date

8/6/2014

15 Blanchard Road  
Map 88, Lot 169

*Jennifer Sclar*  
Jennifer Sclar, Principal Assessor

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS 1	CITY	ST	ZIP	BK	PG
110/081.0-0000-0019.0	105 MILLBURY STREET	GRAFTON TOWN OF <i>-NO</i>	GRAFTON ELEMENTARY SCHOOL	30 PROVIDENCE ROAD	GRAFTON	MA	01519	19859	361
110/088.0-0000-0008.0	58 FITZPATRICK ROAD	HOLMES STEPHEN R		58 FITZPATRICK ROAD	GRAFTON	MA	01519	6917	64
110/088.0-0000-0078.0	18 BLANCHARD ROAD	ALPER ERIC J	BALTIMORE CAROLINE	18 BLANCHARD ROAD	GRAFTON	MA	01519	24817	161
110/088.0-0000-0079.0	16 BLANCHARD ROAD	GALLAGHER DEBORAH M		16 BLANCHARD ROAD	GRAFTON	MA	01519	48370	319
110/088.0-0000-0080.0	14 BLANCHARD ROAD	LENAGHAN THOMAS M	LENAGHAN JANICE E	14 BLANCHARD ROAD	GRAFTON	MA	01519	34527	5
110/088.0-0000-0081.0	13 BLANCHARD ROAD	MARINO CHRISTOPHER L	MARINO CATHERINE A	13 BLANCHARD ROAD	GRAFTON	MA	01519	45777	61
110/088.0-0000-0082.0	11 BLANCHARD ROAD	CROUCH BRENT M	PATEL HEENA K	11 BLANCHARD ROAD	GRAFTON	MA	01519	47233	159
110/088.0-0000-0141.0	1 PATRICIA DRIVE	SHATTUCK KEVIN E	SHATTUCK LISA E	1 PATRICIA DRIVE	GRAFTON	MA	01519	34893	289
110/088.0-0000-0142.0	2 PATRICIA DRIVE	DONAHUE THOMAS	DONAHUE BRENDA M	2 PATRICIA DRIVE	GRAFTON	MA	01519	32049	65
110/088.0-0000-0161.A	20 BLANCHARD ROAD	GRAFTON TOWN OF <i>-NO</i>		30 PROVIDENCE ROAD	GRAFTON	MA	01519	36058	149
110/088.0-0000-0162.0	22 BLANCHARD ROAD	MULVEY ROBERT A	MULVEY MARY BETH	22 BLANCHARD ROAD	GRAFTON	MA	01519	25038	30
110/088.0-0000-0169.0	15 BLANCHARD ROAD	ANDERSON RONALD S	ANDERSON LESLIE A	15 BLANCHARD ROAD	GRAFTON	MA	01519	17528	276
110/089.0-0000-0136.0	11 PATRICIA DRIVE	FITZGERALD DANIEL P	FITZGERALD PAMELA J	11 PATRICIA ROAD	GRAFTON	MA	01519	19584	85
110/089.0-0000-0137.0	9 PATRICIA DRIVE	COTTON GEORGE T	WISE LISA M	9 PATRICIA DRIVE	GRAFTON	MA	01519	47815	47
110/089.0-0000-0138.0	7 PATRICIA DRIVE	ZUJEWski WILLIAM	ZUJEWski SUSAN GRODSKI	7 PATRICIA DRIVE	GRAFTON	MA	01519	18990	282
110/089.0-0000-0139.0	5 PATRICIA DRIVE	EDDY MICHAEL J	EDDY DIANE M	5 PATRICIA DRIVE	GRAFTON	MA	01519	18809	121
110/089.0-0000-0140.0	3 PATRICIA DRIVE	PIECIAK KENNETH F	PIECIAK DIANE	3 PATRICIA DRIVE	GRAFTON	MA	01519	19143	215
110/089.0-0000-0143.0	4 PATRICIA DRIVE	WALDO MICHAEL L	WALDO SHERRY L	4 PATRICIA DRIVE	GRAFTON	MA	01519	47091	399
110/089.0-0000-0144.0	6 PATRICIA DRIVE	CALLAGHAN JAMES P	CALLAGHAN KRISTI	6 PATRICIA DRIVE	GRAFTON	MA	01519	33624	351
110/089.0-0000-0145.0	8 PATRICIA DRIVE	FLAVIN PATRICK J	FLAVIN ANNE-MARIE	8 PATRICIA DRIVE	GRAFTON	MA	01519	19720	159

EXHIBIT 1

# Memo

RECEIVED

AUG 20 2014

PLANNING BOARD  
GRAFTON, MA



BOARD OF HEALTH  
30 PROVIDENCE STREET  
GRAFTON, MASSACHUSETTS 01519  
(508)839-5335 x1119 PHONE  
(508) 839-8559 FAX  
HEALTHDEPT@GRAFTON-MA.GOV

**To:** Grafton Planning Board  
**From:** Andrea Crete; Grafton Board of Health  
**cc:** Nancy Connors, Board of Health Administrative Assistant  
**Date:** August 20, 2014  
**RE:** 15 Blanchard Road- Special Permit (SP 2014-7)

Dear Grafton Planning Board;

I am in receipt of the Memorandum for the Special Permit for Leslie and Ron Anderson at 15 Blanchard Road for the Raising and Keeping of livestock under 5 Acres.

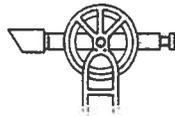
This property contains a private septic system. Any structures built for the keeping of animals shall be constructed to maintain a 20 foot setback from the septic system leaching field and a 10 foot setback from the septic tank to maintain compliance with 310 CMR 15.000 Title 5.

A manure management plan will need to be supplied to the Board of Health to specify where and how the manure will be stored or disposed of. Included in this plan shall be how flies and pests will be controlled to prevent any nuisance to abutters.

If you have any questions please feel free to contact the Grafton Health Department 508-839-5335 ext 1119.

Respectfully,

Andrea Crete -Grafton Board of Health



RECEIVED

THOMPSON-LISTON ASSOCIATES, INC.  
Civil Engineers - Land Surveyors

AUG 20 2014

PLANNING BOARD  
GRAFTON, MA

51 MAIN STREET • P.O. BOX 423 • BOYLSTON, MASSACHUSETTS 01505 • TELEPHONE: 508-863-1111

### SEPTIC SYSTEM LOCATION PLAN

NAME: RONALD S. & LESLIE A. ANDERSON

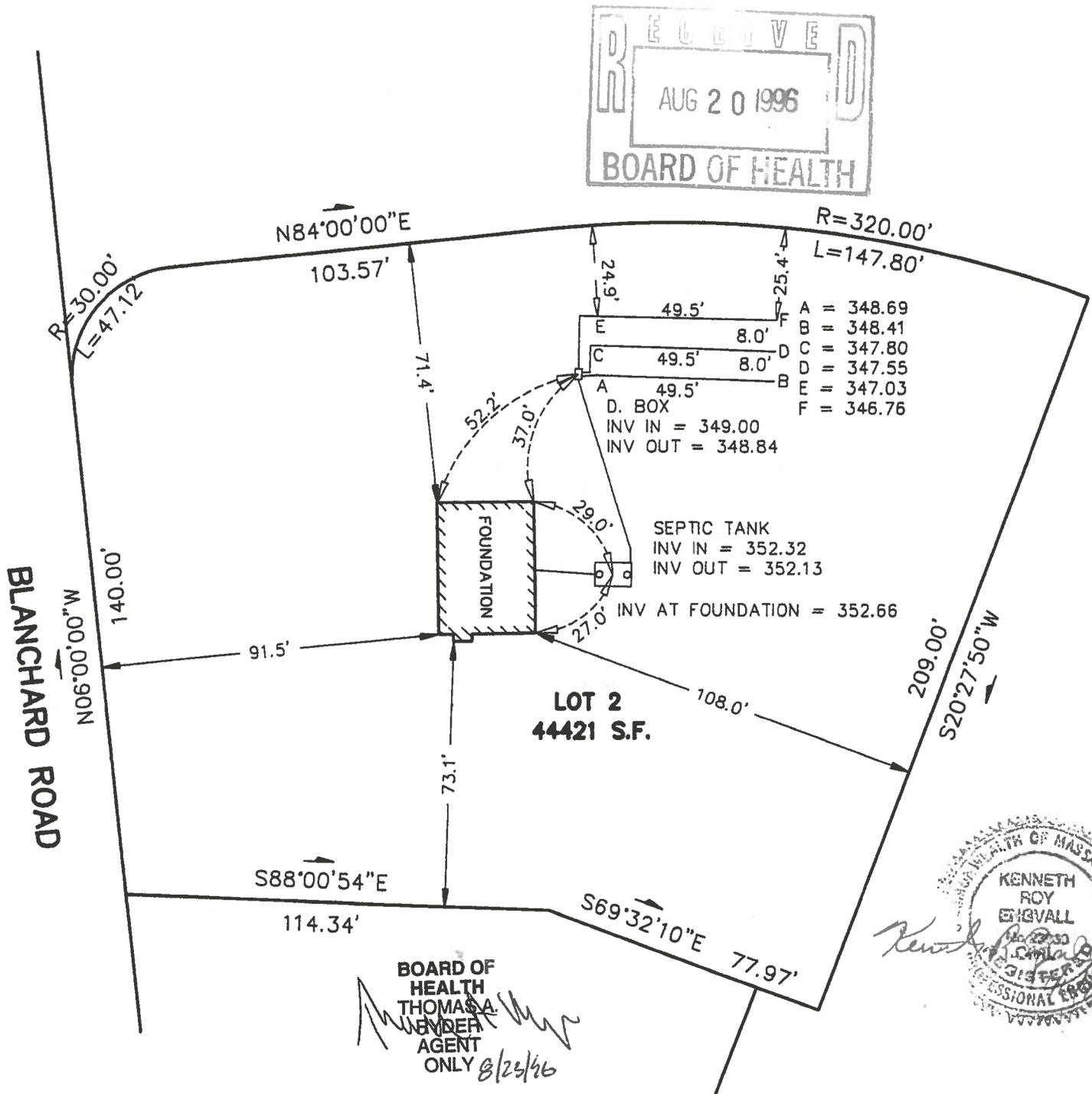
SCALE: 1 INCH = 40 FEET

LOCATION: PARCEL A, BLANCHARD ROAD

GRAFTON, MASS.

DATE: JULY 10, 1996

THIS SEPTIC SYSTEM WAS CONSTRUCTED IN CONFORMANCE WITH THE TOWN OF GRAFTON BOARD OF HEALTH REGULATIONS AND WITH THE STATE ENVIRONMENTAL CODE, TITLE 5.



BOARD OF HEALTH  
THOMAS A. ANDERSON  
AGENT ONLY 8/23/96



**RECEIVED**

**AUG 28 2014**

August 18, 2014

**PLANNING BOARD  
GRAFTON, MA**

To Whom It May Concern:

This letter is being written to inform the town that we are aware and accepting of the request that Ronald and Leslie Anderson have made to the town to build a barn and enclosure for their horse. We have been neighbors to Ronald and Leslie Anderson for close to ten years. We know them as responsible, respectful neighbors. We have absolutely no issue with their request to house a horse and barn on their property. If you have any questions, or want further opinion, you can reach us at 508-839-7356.

Respectfully Submitted,



Kevin Shattuck



Lisa Shattuck

**EXHIBIT 1**

C.P.B  
SL  
An

August 29, 2014

**RECEIVED**

SEP 2 2014

Grafton Board of Health  
30 Providence Street  
Grafton, MA 01519

**PLANNING BOARD  
GRAFTON, MA**

Re: 15 Blanchard Road-Special Permit (SP 2014-7)

We are requesting a special permit for the Raising and Keeping of livestock under 5 acres.

Our property contains a private septic system and we plan on building our structure approximately 40' from the septic system leaching field and approximately 80' from the septic tank.

Our manure management plan includes using a multiple bin composting system. In this system decomposition takes place faster and less area is used. The first bin is allocated to fresh collected waste until it is full. The material is then shifted into bin two for composting. Meanwhile, bin one can be refilled. When bin one is full again, materials in bin two are shifted to bin three, and materials in bin one are shifted into bin two. Shifting material from one bin to the next serves as part of the turning process. By the time bin one is full again, ideally, materials in bin three will be completely composted. This process decreases the volume of waste, kills parasitic eggs and larvae and destroys weed seeds. The composting pile shall be placed on the north side of the property and the composted material shall be spread on the paddock area as fertilizer.

Flies and pests shall be controlled by cleaning stalls and paddocks daily as sanitation is the most important factor in a fly control plan. Composting will kill fly eggs and larvae. Fly spray shall be used regularly on the horses.

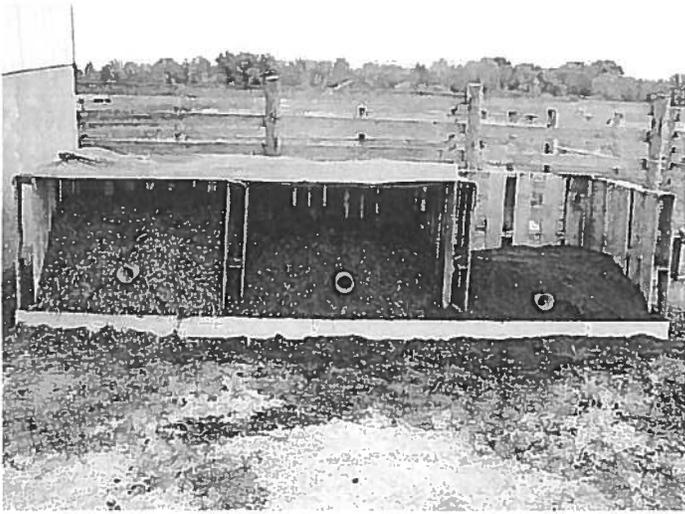
Feed shall be placed in covered trashcans within the tack room and animals fed in plastic bowls, which shall be cleaned regularly along with outside water buckets.

Sincerely,

*Leslie Anderson*  
*Ron Anderson*

Leslie and Ron Anderson

**EXHIBIT** 8





C:MB  
SL  
AN

**Donna Kinchla**

**RECEIVED**

**From:** Marino, Christopher (GE Healthcare) [chris.marino@ge.com]  
**Sent:** Sunday, September 07, 2014 8:05 AM  
**To:** Planning Department  
**Subject:** Special Permit (SP 2014-7)

**SEP 8 2014**

**PLANNING BOARD  
GRAFTON, MA**

Hello,

This is a note in support of Leslie and Ron Anderson's request to maintain/raise horses on their property.

We live directly next door (13 Blanchard Rd.) and have no issue with their request to do so.

If you have any questions for us, please feel free to email or call (774-293-1253).

Sincerely,  
Chris Marino

**EXHIBIT 9**