

**COMMONWEALTH OF MASSACHUSETTS**

**TOWN OF GRAFTON  
SPECIAL TOWN MEETING  
March 7, 2015**

**MINUTES**

The Annual Town Meeting for the Town of Grafton was held on Saturday, March 7, 2015 in the Auditorium of the Grafton High School at 10:00 a.m.

Upon order of the Moderator Raymond Mead, 217 Brigham Hill Road, checkers were stationed at the entrances to the hall, using voting lists on which to check the names of those persons who entered.

The Moderator opened the meeting at 10:00 a.m. and welcomed all present.

Chairman of the Board of Selectmen Brook Padgett led in the Pledge of Allegiance.

Mr. Mead advised all present of the procedures used during Town Meeting.

Mr. Mead then appointed David Robbins, 92 George Hill Road as Deputy Moderator.

Mr. Mead recognized former State Representative George Peterson, Ginny Kremer, Town Counsel, Town Clerk, Donna Girouard, and Representative David Muradian. He then thanked George Peterson and Roger Currier, who retired from the Fire Department, for their years of service with the Town of Grafton.

Moderator Raymond Mead invited Representative Muradian to speak and update everyone about news from Boston.

Town Clerk, Donna Girouard read the return of the warrant.

**ARTICLE 1. TRANSFER AND REAUTHORIZATION OF EXCESS BORROWING PROCEEDS – HIGH SCHOOL BUILDING PROJECT TO TOWN HOUSE RESTORATION**

Upon motion of Bruce Spinney, it was voted to appropriate \$928,741 for constructing and renovating the Grafton Townhouse located at One Grafton Common, including the payment of all costs incidental and related thereto, and to meet this appropriation in the following manner: 1) \$67,815.67 shall be transferred from Free Cash, and @) \$860,925.33 shall be transferred from surplus funds borrowed to construct the New High School, as authorized under Article 1, of the Warrant for the Town Meeting held on February 6, 2010.

Bill Yeomans, 14 West Street, gave a brief presentation on behalf of the Grafton Town House Oversight Committee.

Andrew Deschenes, 13 Meadowbrook Road, Owner's Project Manager, also spoke about the project.

Motion was made and seconded for a ballot vote. The Moderator declared the motion carried.

After tally of the ballot vote resulting in 231 for the original motion and 89 against, the Moderator declared the motion carried by the required two-thirds vote.

## **ARTICLE 2. AMENDMENTS to the GRAFTON ZONING BY-LAW**

Upon motion of Jen Thomas, it was voted to see if the Town will vote to amend the Zoning By-Laws by adding the following: ZBL Section 9.6.2.2 – Height (Campus Development Overlay District): Amend to read (new language in **bold**, deletions in ~~strike-through~~):

9.6.2.2 Height: No building shall exceed sixty (60) feet in height, except that spires, water tanks, communication towers, chimneys, exhaust stacks, flagpoles, mechanical penthouses and other structures normally built above the roof and not devoted to human occupancy may be erected to such heights as are necessary to accomplish the purpose they are normally intended to serve. The height of a building shall be the vertical distance measured from the mean finished grade of the ground adjoining the front of the building, as determined by the Inspector of Buildings, to the top of the structure of the highest occupied floor in the case of a flat roof, to the deck line of a mansard roof, and to the top of the plate of a gable, hip or gambrel roof. The Planning Board may, by a vote of at least four (4) members, each of whom is eligible to vote on the project, authorize deviation from strict compliance with the provision of this section in order to allow a maximum building height of up to ~~75~~ **95** feet, allowing review and where such deviation is in keeping with the objectives of the zoning bylaw. (*NOTE: Preceding sentence added by T.M. 10-18-1999*)

Dave Robbins, 92 George Hill Road, Chairman for the Planning Board, read the report of the Planning Board

The Moderator declared the motion carried by the required two-third votes.

Motion was made to adjourn at 11:46 am.

The Moderator declared the motion carried.

A true copy,  
Attest,

Donna M. Girouard  
Town Clerk