

PLANNING BOARD MEETING - JANUARY 23, 2023

Important Notice: *Public Meetings are being conducted in-person and via remote participation. Zoom Video Communications, Inc. ("Zoom") will be used for remote conferencing services to allow for remote access to public meetings.*

THIS MEETING WILL BE BROADCAST LIVE ON GRAFTON CABLE CHANNEL 192 ON CHARTER OR 34 ON VERIZON.

To participate remotely, the November 2022 Planning Board Meeting may be accessed using the following link: <https://us06web.zoom.us/j/85402265171>

OR Telephone: +1 669 900 9128; Webinar ID: 854 0226 5171

[Click Here](#) for remote participation guidelines.

MEETING MATERIALS are provided below and are in the order set forth by the Agenda.

Please note: *Meeting materials continue to be uploaded to the website as they become available at the Planning Department. Normally, the final and completed set of materials will be available on the website at the end of business day on the Friday before the meet*

Executive Session – to be held in accordance with M.G.L. 30A, Section 21(a)3, "to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body," "Brigati Village," multi-family development, 41 Church Street and 14 West Street, David W. Brossi/Brigati Village, LLC.

Action Items

- Lot Release [Request](#), Lots 1 and 2, "Stillwater Estates," 11 Wheeler Road, Brad Wright (applicant/owner)
- Approval Not Required Plan ([ANR 2023-01](#)), 100 Westboro Road, D&F Afonso Builders, Inc. / Pulte Homes of New England, LLC (Applicants/Owners).
- Action Items [Status](#), Open Space & Recreation Plan

Discussion Items

- [Master Plan](#)

General Business

- Minutes of Previous Meetings
- Staff Report
- Correspondence

Reports from Planning Board Representatives on Town Committees and CMRPC

Public Meetings/Hearings

- **Request for Modification of Definitive Plan (DP 2016-01.4), “Village at Institute Road” (Woodland Hill), Pulte Homes of New England (applicant/owner).**
Continued from January 9, 2023. ***Applicant has requested a public hearing continuance.***