

## PLANNING BOARD MEETING MATERIALS

**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 February 27, 2023 Planning Board Meeting may be accessed using the following link: <https://us06web.zoom.us/j/85790345154>

**OR** Telephone +1 669 900 9128; Webinar ID: 857 9034 5154

[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 on the Friday before the meeting.

### Action Items

- [ANR 2023-02](#), 128 Ferry Street, 128 Ferry Street Realty Trust (applicant/owner)
- [ANR 2023-03](#), 130 Ferry Street, 130 Ferry Street Realty Trust (applicant/owner)
- Draft Decision - Modification of Definitive Plan ([DP 2016-01.4](#)), "Village at Institute Road" (Woodland Hill), Pulte Homes of New England (applicant/owner).
- Draft Decision - Site Plan Approval ([SPA 2022-01](#)), 25 Snow Road, Jagath Senasinghe (applicant/owner).
- Master Plan – Phase II Kickoff and Board approval; CMRPC, Dominique Dutremble, Elena Ion, Sarah O'Brien
  - [Presentation](#)
  - Master Plan Survey ([Draft 1](#))

## Discussion Items

- Zoning Bylaw Amendment Proposal, Houlden Farm, 95 Wesson Road, Rachel Houlden
  - Letter, Rachel Houlden, February 16, 2023
  - Draft Warrant Article Proposal
  
- Proposed Zoning Changes for Spring 2023 Town Meeting
  - Planner's Memo
  - Section 3.3.3.1
  - Section 12.6.2
  - Section 4.2

## General Business

- Bills
- Staff Report
  - "Brigati Village" Update Memo
  
- Correspondence

## Public Hearings

- Request for Special Permit (SP 2023-01/SPA) and Site Plan Approval, 18 and 22 Donahue Lane, 18 & 22 Donahue Lane, LLC (applicant/owner). *Applicant has submitted a Public Hearing Continuance Request.*
- Request for Special Permit (SP 2022-09/SPA) and Site Plan Approval, 58 Follette Street, Cellco Partnership d/b/a/ Verizon Wireless / Sutton LLC (applicant/owner). *Continued from January 9, 2023.*