

## PLANNING BOARD MEETING - JANUARY 9, 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/83401785099>

OR Telephone: +1 669 900 9128; Webinar ID: 834 0178 5099

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*

### Action Items

- [MBTA Communities Action Plan](#), Gabe Trevor, Central MA Regional Planning Commission (CMRPC)
- [Modification of Special Permit Approval](#) (SP 2021-05.1) 43D project, 244 Worcester Street, Garofalo & Associates, Inc.
- [Temporary Certificate of Occupancy](#), 130-134 Worcester Street, SP 2021-0, Discern'd Cannabis Purveyors, Inc.
- "Stillwater Estates" subdivision (DP 2020-02), 11 Wheeler Road (*continued from 12/12/22*)
  - [Letter](#), Michael Sowyrda, Peters & Sowyrda, December 30, 2022
  - [Email](#), Jeffrey Walsh, Graves Engineering, Inc., January 6, 2023
  - [Memo](#), Fiona Coughlan, Town Planner, January 4, 2023
  - [Photos](#), Robet Aber, Grafton Land Trust
- Approval of Planner as signatory for ANR plans and Decisions
- [Action Items Status](#), Open Space & Recreation Plan

### Discussion Items

- Master Plan
  - [Planner Memo](#)
  - Master Plan Update: [Phase II & III Scope of Services](#)
  
- District Local Technical Assistance (DLTA), CMRPC
  - [Planner Memo](#)
  - [Notice of 2023 DLTA Availability](#)
  - [DLTA 2023 Resource Request](#)
  
- Zoning Bylaw Modifications, [Parking in VMU Districts and Grafton Common](#)

### General Business

- [Bills](#)
- 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).
  
- Request for Site Plan Approval ([SPA 2022-01](#)), 25 Snow Road, Jagath Senasinghe (applicant/owner). *Continued from December 12, 2022. Applicant has requested a public hearing continuance.*
  
- 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 December 12, 2022..*