

## 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 13, 2023 Planning Board Meeting may be accessed using the following link: <https://us06web.zoom.us/j/87176884461>

**OR** Telephone +1 669 900 9128; Webinar ID: 871 7688 4461

[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

- Acceptance of "[Annual Parking & Traffic Demand Management Report](#)," Cummings School of Veterinary Medicine, Tufts University
- Approval of Regional Housing Coordinator Program Agreement (CMRPC), approval of the Town Planner as designated Advisory Committee member and selection of designated alternate Advisory Committee member.
  - Regional Housing Coordinator Services [Agreement](#)
  - CMRPC [Memorandum](#)

### Discussion Items

- **Presentation:** 5 Mill Street project, CMRPC, Jane Wyrick, Wenzheng Wang and Ian McElwee

- Request for Land Purchase, 46 Adams Road (46 Adams Road, southern border and “Hennessy I” Land/Miscoe Brook Preserve, eastern border), Sean and Erica Brophy
- Ordinance Amendment – Overnight parking on roads and adequate renter parking; Donald Desrosiers and Patricia Welch-Desrosiers, 19 South Street.
- Zoning Bylaw Amendment Proposal, Houlden Farm, 95 Wesson Road, Jim Malloy.
- Proposed Zoning Changes for Spring 2023 Town Meeting
  - Section 3.3.3.1
  - Section 4.2
  - New Section 5.12
  - Section 12.6.2
  - Section 12.7.6
- Master Plan Update

## General Business

- Bills
- Minutes of Previous Meetings: January 23, 2023
- Staff Report
  - Community One Stop for Growth - Expression of Interest
- Correspondence

## Public 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).