

## 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/84718105600>

**OR** Telephone +1 669 900 9128; Webinar ID: 847 1810 5600

[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

- Approval Under Subdivision Control Not Required Plan ([ANR 2023-04](#)) – 61 Wesson Street, Willard House Clock Museum, Inc. (applicant/owner).
- Approval Under Subdivision Control Not Required Plan ([ANR 2023-05](#)) – 62 Wesson Street, Willard House Clock Museum, Inc. (applicant/owner).
  - [Planner Memo](#), regarding ANR 2023-04 and ANR 2023-05

### Discussion Items

- Presentation: Tier II Complete Streets Prioritization Plan, Ian McElwee, CMRPC
- MBTA Communities Zoning [Update](#): Discussion of Potential Districts for Compliance

- Proposed Zoning Bylaw Changes for Spring 2023 Town Meeting
  - [Section 4.2](#)
  - [Section 12.7.6](#)
  - [Planner Memo](#)
  - [Exhibit](#), Building Commissioner, March 9, 2023
  - [Memo](#), Building Commissioner, March 9, 2023
  
- Zoning Bylaw Amendment Proposal, Houlden Farm, 95 Wesson Road
  - Appendix A 3.2.3.1 – Use Regulation Schedule, [Item #15](#)

## General Business

- [Bills](#)
- **Minutes of Previous Meetings**
- **Staff Report**
  - **District Local Technical Assistance (DLTA) Funding, [Planner's Memo](#)**
  
- [Correspondence](#)

## Public Hearings

- **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 February 27, 2023.* Applicant has requested a public hearing continuance to March 27, 2023.**