



PLANNING BOARD

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Minutes of Meeting Grafton Planning Board January 23, 2023

A regular meeting of the Grafton Planning Board was held on January 23, 2023 and conducted via in-person and remote participation, Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chair David Robbins, Vice-Chair Justin Wood, Clerk Linda Hassinger, Members Robert Hassinger and Prabhu Venkataraman and Associate Member Maura McCormack. Staff present was Town Planner Fiona Coughlan and Natalia Alward.

Chair Wood called the meeting to order at 7:00 p.m. Mr. Wood stated that an Executive Session would be held next and that the regular meeting would reconvene thereafter.

1. EXECUTIVE SESSION

An Executive Session was 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.

MOTION was made by Mr. Hassinger, **SECOND** by Mr. Robbins, to go into executive session at 7:11 p.m. Roll Call Vote: Mr. Robbins, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye; and Mr. Wood, aye. **MOTION** carried unanimously, 5 to 0.

Present for the Executive Session were Planning Board members Mr. Robbins, Mrs. Hassinger, Mr. Hassinger, Mr. Venkataraman, and Mr. Wood and Associate member Maura McCormack. Staff present was Town Planner Fiona Coughlan and Natalia Alward, as well as Town Counsel Ginny Kramer.

The Board returned to the regular meeting at 7:33 p.m., after a roll call vote.

2. PUBLIC HEARINGS

- A. 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.

Essek Petrie, of Pulte Homes of New England, explained that they are working with Planning staff and Building Commissioner Robert Berger resolve issues on the proposed plan.

MOTION was made by Mr. Robbins, **SECOND** by Mr. Hassinger, to continue the public hearing to February 13, 2023, as per the submitted written request. Roll Call Vote: Mr. Robbins, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye and Mr. Wood, aye. **MOTION** carried unanimously, 5 to 0.

3. ACTION ITEMS

- A. Lot Release Request, Lots 1 and 2, "Stillwater Estates," 11 Wheeler Road, Brad Wright (applicant / owner).

Attorney Robert Knapik and Brad Wright, developer, were present.

MOTION was made by Mr. Hassinger, **SECOND** by Mr. Robbins, to approve the lot release request. Roll Call Vote: Mr. Robbins, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye; and Mr. Wood, aye. **MOTION** carried unanimously, 5 to 0.

B. Approval Not Required Plan (ANR 2023-01), 100 Westboro Road, D&F Afonso Builders, Inc. / Pulte Homes of New England, LLC (Applicants/Owners).

The land was being divided between D&F Afonso Builder, Inc. and Pulte Homes of New England, LLC, being the same split as discussed in earlier meetings.

MOTION was made by Mr. Robbins, **SECOND** by Mr. Hassinger, to accept this plan as an Approval Not Required plan and authorizing the Chair to sign for the Board. Roll Call Vote: Mr. Robbins, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye; and Mr. Wood, aye. **MOTION** carried unanimously, 5 to 0.

C. Action Items Status, Open Space & Recreation Plan (OSRP)

MOTION was made by Mr. Hassinger, **SECOND** by Mr. Robbins, to accept the status of the OSRP action items as presented. Roll Call Vote: Mr. Robbins, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye; and Mr. Wood, aye. **MOTION** carried unanimously, 5 to 0.

4. DISCUSSION ITEMS

A. Master Plan Update

Ms. Coughlan reviewed the funding for the Master Plan, including applying for an Executive Office of Energy & Environmental Affairs (EEA) grant to cover some of the cost.

The Board needs to determine how to structure a survey, as well as public engagement.

5. GENERAL BUSINESS

A. Staff Report

Ms. Coughlan updated Board members on the District Local Technical Assistance (DLTA) Program grant application, the status of the MassTrails Grant application, funding for Fisherville dam reconstruction, Hazard Mitigation Plan adoption and submittal to FEMA, Annual Report submittal, MBTA Communities submittal, the CMRPC Regional Build-Out requiring finalizing and that staff is continuing to work on various other possible grant submittals, projects and applications.

5. ADJOURNMENT

MOTION was made by Mr. Hassinger, **SECOND** by Mr. Robbins to close this meeting. Roll Call Vote: Mr. Robbins, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye and Mr. Wood, aye. **MOTION** carried unanimously 5 to 0. The meeting was adjourned at 8:03 p.m.

These minutes were approved by the Planning Board on: February 13, 2023