



PLANNING BOARD

TOWN OF GRAFTON
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GRAFTON PLANNING BOARD DECISION

MODIFICATION #2

**SPECIAL PERMIT (SP 2015-3.2)
SITE PLAN APPROVAL (SPA 2015-3.2)**

Self-Storage Facility – Modifications to Special Permit and Site Plan

100 Milford Road, South Grafton

**Rocco Addeo, Jr. d/b/a Hilltop Self-Storage of Grafton, LLC (Applicant)
Rocco Addeo, Jr. d/b/a Hilltop Properties, LLC (Owner)**

Decision of the Grafton Planning Board (hereinafter the Board) on the petition of Rocco Addeo, Jr. d/b/a Hilltop Self-Storage of Grafton, LLC., 100 Milford Road, South Grafton, 01560 (hereinafter the APPLICANT), for the Modification of Special Permit (SP 2015-3) and Site Plan Approval (SPA 2015-3; as further amended by SP 2015-3.1 and SPA 2015-3.1) to allow truck rental at the self-storage facility located at 100 Milford Road, South Grafton MA and shown on Grafton Assessor's Map 133, Lot 1B and owned by Rocco Addeo, Jr. d/b/a Hilltop Properties, LLC., 116 Milford Road, South Grafton, 01560 (hereinafter the OWNER) by deed recorded in the Worcester District Registry of Deeds in Book 64266, Page 1.

I. BACKGROUND

The above referenced Application for Modification of a Special Permit & Site Plan Approval (hereinafter APPLICATION) was submitted on March 22, 2017. Notice of the public hearing and the subject matter thereof was scheduled to be published in the Grafton News on April 6 and April 13, 2017 and posted with Town Clerk's Office. Abutters were notified by First Class Mail. The Planning Board considered the Application at a properly posted meeting of said Board on April 24, 2017, which was continued to May 15, June 26, July 10, and July 24, 2017 at which time the hearing was closed. At the public hearing, all those wishing to speak to the petition were heard.

The following Board members were present throughout the public hearing: Chairman Michael Scully, Vice Chairman Robert Hassinger, Members Linda Hassinger and David Robbins (Mullin Certification for May 15, 2017 - see EXHIBIT #14), and Associate Member Sharon Carroll-Tidman (Mullin Certification for June 26, 2017 - see EXHIBIT #27). On May 15, 2017, Chair Michael Scully appointed Associate Member Sharon Carroll-Tidman to sit on the panel to consider the special permit application. Also in attendance was Joseph Laydon, Town Planner and Nicole Larson, Office Manager. At the hearing, the following people presented the Application: Mr. Rocco Addeo, Applicant / Owner.

II. SUBMITTALS

The following items were submitted to the Board for its consideration of this Application:

- EXHIBIT 1.** Application packet submitted by the Applicant / Owner, received March 22, 2017; consisting of the following:
- a. Application Forms – Stamped and received by the Town Clerk’s Office on March 22, 2017; 1 page.
 - Application for Modification of Special Permit; dated March 20, 2017; 1 page.
 - Certificate of Good Standing; signed by the Treasurer/Collector Office on March 20, 2017; 1 page.
 - Certified Abutter’s List; Signed by Assessor’s Office Manager on March 21, 2017; 8 pages.
 - b. Project Narrative, dated March 20, 2017, received March 22, 2017; 1 page.
 - c. Construction As-Built Plan, prepared by Andrews Survey & Engineering, stamped by Byron Andrews, color, dated October 14, 2016, received on March 22, 2017; 1 page.
- EXHIBIT 2.** Public Hearing Legal Notice, stamped by the Town Clerk’s office on April 3, 2017; 3 pages.
- EXHIBIT 3.** Email, Subject: Hilltop Self Storage, From Nancy Connors - Board of Health, dated and received April 7, 2017; 1 page.
- EXHIBIT 4.** Email, Subject: Request for Department Comments – Mod. of a Special Permit & Site Plan Approval – Hilltop Self Storage of Grafton, LLC., From Normand Crepeau Jr. – Chief of Police, dated and received April 10, 2017; 1 page.
- EXHIBIT 5.** Public Hearing Sign-In Sheet – dated April 24, 2017; 1 page.
- EXHIBIT 6.** Site Images, Submitted by Phil Parton, dated April 32-24, 2017, received April 24, 2017 at 8:16 p.m.; 1 page.
- EXHIBIT 7.** Public Hearing Continuance Request, dated April 24, 2017, signed by the applicant; 1 page.
- EXHIBIT 8.** Vehicle Rental Information, no date, received May 10, 2017; 1 page.
- EXHIBIT 9.** Revised Construction As-Built Plan, Prepared by Andrews Survey & Engineering, Inc., dated October 14, 2016; 1 page.
- EXHIBIT 10.** Public Hearing Sign-In Sheet – dated May 15, 2017; 1 page.
- EXHIBIT 11.** Questionnaire, submitted by Stone Iyengar, of Hilltop Farms Board of Trustees, no date, received at 8:00 p.m. on May 15, 2017; 2 pages.
- EXHIBIT 12.** Filed Complaint Form, submitted by Stone Iyengar of Hilltop Farms Board of Trustees, dated May 2, 2017, received 8:00 p.m. on May 15, 2017; 4 pages.

- EXHIBIT 13.** Public Hearing Continuance Request, dated May 15, 2017, signed by the applicant; 1 page.
- EXHIBIT 14.** Mullin Rule Certification, David Robbins, hearing dated May 15, 2017, signed and dated on May 22, 2017.
- EXHIBIT 15.** Construction As-Built Plans, prepared by Andrews Survey & Engineering, stamped by Byron Andrews, color, dated October 14, 2016, received June 26, 2017; 1 page.
- EXHIBIT 16.** Correspondence, Re: Hilltop Self-Storage – Rental Truck Backup Alarm Noise, prepared by Tech Environmental, dated May 11, 2017, received June 7, 2017; 4 pages.
- EXHIBIT 17.** Constant Non-Compliance Survey, created by Northboro Property Management, no date, received June 7, 2017; 118 pages.
- EXHIBIT 18.** Formal Complaint File, Grafton Building Department, dated and received June 7, 2017; 8 pages.
- EXHIBIT 19.** Email Correspondence, Subject: Hilltop Self-Storage, 100 Milford Road, from Matt Leidner, dated and received June 7, 2017; 2 pages.
- EXHIBIT 20.** Public Hearing Sign-In Sheet – dated June 26, 2017; 1 page.
- EXHIBIT 21.** Public Hearing Continuance Request, dated June 26, 2017, signed by the applicant; 1 page.
- EXHIBIT 22.** Letter of Review from Andrews Survey & Engineering, Inc., Re: Proposed Exterior Fleet Storage Area, dated and received July 6, 2017; 2 pages.
- EXHIBIT 23.** Revised Sketch Plan; Prepared by Andrews Survey & Engineering, Inc., dated and received July 6, 2017; 1 page.
- EXHIBIT 24.** Statement from Hilltop Farms HOA, no date, received on July 10, 2017; 1 page.
- EXHIBIT 25.** Public Hearing Sign-In Sheet – dated July 10, 2017; 1 page.
- EXHIBIT 26.** Public Hearing Continuance Request, dated July 10, 2017, signed by the applicant; 1 page.
- EXHIBIT 27.** Mullin Rule Certification, Sharon Carroll-Tidman, hearing dated June 26, 2017, signed and dated on July 24, 2017.
- EXHIBIT 28.** Public Hearing Sign-In Sheet – dated July 24, 2017; 1 page.

III. DISCUSSION

On April 26, 2017, the Board opened the public hearing. Rocco Addeo, owner of Hilltop Self Storage of Grafton, LLC at 100 Milford Road, reviewed his request to Modify the special permit and site plan previously issued by the Board to allow rental trucks and trailers and storage pods to be located at the property. Mr. Addeo informed the Board the trucks/trailers and storage pods would be located behind the two most rear storage units on the site. He added that he would install a gravel strip approximately 5 feet in width to accommodate vehicles, which would be half on pavement and half on gravel.

The Board discussed the appropriate uses allowed in the current zone. Mrs. Carrol-Tidman noted the Findings of the original Decision of the Special Permit, drawing attention particular to Finding 13 which stated that rental trucks were not part of the original proposal or approval.

Mr. Robbins noted that parking should take into account noise and visual impacts to the 40B housing adjacent to the property. Mr. Addeo informed the Board that the vehicle storage would be located behind the rear building on the property, which to his knowledge is approximately 14 feet in height. Mr. Scully suggested that a Condition be added to indicate that no vehicles with heights exceeding that 14 feet be parked in that area.

The Board also discussed the drainage calculations necessary for that area of the property. Mr. Laydon noted that the parking will need to comply with Zoning requirements for setbacks and will need to be landscaped 10 feet within the edge of the property line. Mr. Hassinger noted that there also needs to be precautions set forth to comply with non-dusting zoning requirements for the surface of the parking area. Mr. Laydon discussed that an ANR for the parcel would be in the best interest to address any potential zoning issues with the property line.

Phillip Parton, resident at 60 Buttercup Lane, stated his concerns that the lighting operating at the site was not meeting the conditions of the special permit, that required screening trees are dead, whether vehicle storage will comply with Conservation Commission approvals, and what is number of recreational vehicles, mobile storage pods and storage/moving trucks proposed for the site.

Mary Ann Brayer, resident at 4 Violet Lane, stated her concern for the number of the vehicles coming and going on the property and that the applicant may exceed the proposed storage area.

Mark Comeau, resident at 5 Bluebird Drive, expressed his concern with the environmental impacts of this additional use and the violation of the Special Permit on the applicant's part and noted that the Hilltop Condominium Homeowners Association will be filing a violation with the Building Department.

Al Adams, resident at 4 Violet Lane, request that the Board specify where vehicle may not be parked.

Karen Wiersma, resident at 116 Milford Road, stated her opinion the applicant is doing a good job of keeping the trucks off the road, moving them promptly upon arrival, and that having the facility near to her home is useful for her personal needs.

The Board and staff noted the issues with the lighting and landscaping of the Special Permit. Mr. Addeo added that there would be 3-4 vehicles stored on site at one time and will be able to be let on and off site without staff present on the property to an app. Mr. Hassinger requested better definition of the number of vehicles, and details for the parking area on site.

Mark Comeau asked the Board what the course of action is for administering a cease and desists for the application. Mr. Laydon informed him that such actions would need to go through the Building Department.

The Board voted 4 to 0 to continue the public hearing to May 15, 2017 at 7:30 p.m.

The Board opened the continued public hearing on May 15, 2017. Mr. Addeo, applicant presented revised documentation and plans that reflect comments and questions raised at the previous hearing. Revised documents address the process required for a customer to rent a vehicle (Exhibit 8) and the layout of the area and the dimensions needed to allow for the requested parking area for the storage vehicles (Exhibit 9). He also discussed the stabilization of the slope present near the proposed storage site, snow storage for the site, and sign improvements for existing signage out front of the site.

Staff and Board Members discussed whether or not the proposed use would be a secondary proposed use or accessory to the principal use as well as the measurements of the lot, the dimensions of the vehicles being parked there, and the traffic pulling in and out of the property. Mr. Laydon noted the dimensions need to be corrected for the gravel parking area as depicted on plan set (Exhibit 9).

Mrs. Carroll-Tidman questioned whether the reference to the Traffic Study used in the original Special Permit would no longer be sufficient if the use for this site changed to include rental services. Mr. Addeo confirmed that he was excluding his original proposal for pods and vehicle rental storage as part of the application.

The Applicant noted that there would be a site visit for landscape improvements and replacement of dead trees with trees similar to what was originally purchased for the site. The Board requested an update on the lighting on the office building on the property. Mr. Addeo offered to reduce the lumens of the lights on site at the Board's request. Mr. Laydon noted that he believes the site is over lit for the purpose that it serves. Mr. Scully noted that all sign illumination must be turned off 30 mins after closing of business, in order to be within compliance with the sign by-law for the Town. The Board discussed the different tactics for reducing the illumination on of the building with the Applicant.

Stone Iyengar, resident at 16 Buttercup Lane, presented results of a survey of residents of the Hilltop Condominium community across the road from the storage unit, along with the complaints filed with the Building Department.

Matthew Leidner, engineering consultant with Tech Environmental representing the Homeowner Association, reviewed a letter dated May 11, 2017 regarding the applications and existing conditions of the site. He reviewed the potential noise impacts associated with truck beepers that have been observed in the area. He also expressed his opinion that the use of rental vehicles would and should be considered a primary use and suggested that the Board require the applicant to return with a separate application for an additional Special Permit for the use of rental vehicles. He noted that if this was to be approved, additional stormwater review should be required. Mr. Leidner noted that the site is surrounded in residentially used area and that the requests for lighting fell under the application of the original Special Permit.

Mary Ann Brayer, resident at 4 Violet Lane, asked if there are requirements from U-Haul to generate a certain amount of business.

Mr. Addeo noted that none of the proposed rental vehicles will have back up beepers. He also noted that the frequency and amount of the U-Haul business is up to the company.

Mr. Laydon informed the Board that the legal notice covered the rental use and that the status of the rental use, whether accessory or principal use, was within the scope of the notice. He also said that any changes to the original lighting plan would not be within the scope of the Legal Notice for this Public Hearing. Mr. Scully suggested that the applicant request that the Public Hearing be continue until compliance of the original Special Permit can be reached in respect to the lighting and landscaping. He also noted that updates to the proposed plans and grass strip be corrected.

Al Sanborn, resident at 38 Cherry Lane, stated his concern that further assistance from Town Counsel is needed to decipher the use of the property and that the replacement trees should be professionally installed. Mr. Laydon noted that he will inspect the installation of the replacement trees.

Mr. Scully instructed the applicant to revisit areas that are not yet with in compliance with the original Special Permit.

The Board voted 4 to 0 to continue the Public Hearing to June 26, 2017 at 7:30 p.m.

On June 26, 2017 the Board opened the continued hearing. The Applicant, Rocco Addeo, informed the Board about the progress made at the site. He noted that there are no back up beepers on the trucks proposed for rental at the site. Due to scheduling conflicts with the landscaper, the removal and installation of trees has been delayed and he is waiting for the installer to confirm an installation date.

Mark Comeau, resident at 5 Blueberry Drive and Trustee for the Hilltop Farms Condominium Association noted that lights at the site are still an issue, and dead trees have been an issue for months. He recommended that the Board not move forward with that request until the applicant is current with the special permit that is currently granted.

Mr. Addeo debated his compliance with the existing By-Law concerning the on-site lighting. Mr. Laydon noted the logistics of the site allow for approximately 6 vehicles with several trailers for the proposed location. He added that the Board has a responsibility to make sure the current permit is within compliance before moving forward with a modification. Conservation Commission will still need to review and approve the proposed changes to the plan for parking of the rental vehicles at their next meeting on July 18, 2017.

Matthew Leidner, engineering consultant representing Hilltop Farms Condominiums expressed his lack of satisfaction with the site plan in respect to its ability to provide adequate screening with the proposed use. He also noted that he had concerns for environmental aspects of the site, should this use be allowed.

Christopher Starr, U-Haul Representative confirmed with the Board that none of the trucks operating for U-Haul have back up beepers. He also added that 24-hour drop off could be avoided by way of U-Haul contract and the property management would be able to limit site access. Mr. Starr also added that he can limit the number of vehicles are parked at the site.

Al Adams, resident at 4 Violet Lane, expressed his disappointment with the items not in compliance under the current Special Permit and urged the Board to not move forward with a Modification until they can be incredibly detailed with the requirements for the use.

The Board summarized outstanding issues that include:

- Removal of dead trees and replanting new trees to comply with Landscaping Plan.
- Fulfill the Building Department's requirements for sign lighting and off-hours on-site lighting to comply with current Lighting Plan.
- Review with Graves Engineering, Inc. the revision to the parking area in relation and whether additional stormwater review is necessary.
- The parking of rental trucks and creation of gravel parking will require Conservation Commission approval.
- Revised the Vehicle Rental Drop-Off hours to 7:00 A.M. to 9:00 P.M.

Mr. Addeo requested the Board's input on the number of vehicles allowed at the site at one time. The Board members agreed that a number is not applicable due to the variety of the dimensions of the vehicles that could potentially be parked at the property. The Applicants agreed that the parking storage area will not exceed the 5' X 155' designated area and all vehicles will be parallel parked within the chosen space.

The Board voted 5 to 0 to continue the Public Hearing to July 10, 2017 at 7:30 p.m.

The Board opened the continued public hearing on July 10, 2017. Mr. Laydon noted the open items from the previous meeting which have been addressed and include the finalization of the landscaping, the submission of an updated site plan, and the receipt of a letter from Andrew's Survey & Engineering detailing compliance with DEP Stormwater requirements for fleet vehicles, which was raised by the Hilltop Farms engineering consultant.

Mr. Laydon noted that the Applicant has provided all materials. It was recommended by staff that the hearing be left open in order for all parties to review the new material and that staff could move forward drafting a decision.

Rocco Addeo, Applicant, noted that all items requested by the Board have been provided.

Matthew Leidner, engineering consultant with Tech Environmental representing the Homeowner Association, stated the Association's opposition for the modification. He read and provided the Board with a written statement regarding the Association's concerns for the rental business addition and that it is not compatible with the surrounding residential property.

The Board voted 5 to 0 to continue the public hearing to July 24, 2017 and to instruct staff to draft a decision based on the testimony and discussion heard.

The Board opened the continued public hearing on July 24, 2017. Mr. Laydon noted that the public hearing was held open in order to give the public, specifically Hilltop Condominium Association, an opportunity to submit feedback on the documents received on the day of the last public hearing. Mr. Laydon noted that no materials were received. No public comment or testimony from the applicant was received. The applicant, Mr. Addeo, thanked the Board for their work.

The Board voted 5 to 0 to close the public hearing.

III. FINDINGS

At their meeting of July 24, 2017, after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Grafton Planning Board (motion by Mr. Robbins, seconded by Mr. Hassinger, voted 5-0 in favor to make the following Findings:

- F1. That the property located at 100 Milford Road is located in the Office Light Industrial Zoning District.
- F2. That the Planning Board previously issued Special Permit Decision SP 2015-3 and Site Plan Approval Decision SPA 2015-3 granting approval for a self-storage business with rooftop solar at 100 Milford Road.
- F3. That the Planning Board previously granted a Special Permit SP 2015-3.1 and Site Plan Approval SPA 2015-3.1 which approved a requested modification to the landscape plan.
- F4. That during the public hearing the Board and Applicant discussed the nature of the Application requesting approval for rental trucks and trailers at the rear of the property, as revised and depicted on Exhibit 23 entitled "Map 133, Parcel 1B, Proposed Self-Storage Facility, Proposed Roof Mounted Solar, 100 Milford Road, South Grafton MA 01560.

- F5. That during the public hearing the Applicant modified his request to eliminate storage pods from the proposal and to reduce the number of rental trucks and trailers from 20 to a number of vehicles/trailers that would be accommodated within a 155 foot in length parking area in the rear of the existing storage buildings as shown on Exhibit 23.
- F6. That during the public hearing, the Applicant revised his request for hours of operation for rental trucks to 7:00 AM to 9:00PM.
- F7. That during the public hearing the Board and the Applicant discussed noise impacts. The Board received testimony from Christopher Starr, U-Haul Representative, who confirmed with the Board that none of the trucks operated for U-Haul have back-up beepers.
- F8. That during the public hearing the Board and the Applicant discussed how the hours of operation for truck rental would be limited. The Board received testimony from Christopher Starr, U-Haul Representative, who confirmed with the Board that the U-Haul scheduling software can limit hours for drop-off of rental vehicles to avoid after hours drop-offs which would be enforced through fines on the renter as a violation of contract terms.
- F9. That during the public hearing, the Applicant revised his request for a 5-foot gravel parking strip at the rear of the property adjacent to the edge of pavement to a 5-foot asphalt strip as indicated on the site plan submitted as Exhibit 23 and as detailed in the memorandum submitted as Exhibit 22.
- F10. That during the public hearing the Board and the Applicant discussed the proposed construction of a 5-foot-wide strip and parking of rental trucks and trailers as indicated on Exhibit 23 may require Conservation Commission review.
- F11. That during the public hearing the Board and the Applicant discussed that renters of trucks will park their vehicles in spots occupied by the rental truck in the rear of the property.

At their meeting of July 24, 2017 after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Grafton Planning Board (motion by Mr. Robbins, seconded by Mr. Hassinger, voted 5-0 to make the following Findings with regard to the specific issues listed in Section 1.5.5 of the ZBL:

- F12. With regard to Section 1.5.5(a), the Board finds that based on Exhibits and Findings stated within this Decision, ingress and egress to the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe, is adequate. The Board notes that the site circulation was discussed and that no adjustments to the site plan were required based on the location of the site and nature of the proposed use for truck rentals. The vehicles will be parked at the rear of the facility allowing for vehicular circulation and emergency vehicle circulation between buildings and the parked vehicles. Customer vehicles will be parked in spaced vacated by rented vehicles.
- F13. With regard to Section 1.5.5(b), the Board finds that based on the Exhibits and the Findings stated within this Decision, that off-street parking is adequate because Customer vehicles will be parked in spaced vacated by rented vehicles. The Board further finds with regard to Section 1.5.5(b) that the economic, noise, glare, or odor effects of the special permit on adjoining properties and properties generally in the district are satisfactory. The Board notes that the site is located within an Office / Light Industrial (OLI) zone. Abutter concerns of noise relating to back up signal “beeping” were addressed through testimony that U-Haul vehicles do not contain back up warning beepers.

- F14. With regard to Section 1.5.5(c), the Board finds that based on the Exhibits and the Findings stated within this Decision, that refuse collection or disposal and service areas are satisfactory. The Board notes that this finding is not applicable as the requested use does not impact previous decisions regarding refuse collection or disposal.
- F15. With regard to Section 1.5.5(d), the Board finds that based on the Exhibits and the Findings stated within this Decision, screening and buffering with reference to type, dimensions and character are adequate. The Board notes that the Applicant addressed the issue through the placement of rental truck parking behind existing storage units at the rear of the property.
- F16. With regard to Section 1.5.5(e), the Board finds that the proposal for rental trucks does not impact approved signage or lighting on the property as based upon on the Exhibits and the Findings stated within this Decision.
- F17. With regard to Section 1.5.5(f), the Board finds that based upon on the Exhibits and the Findings stated within this Decision, the required yards and other open space requirements are adequate (see EXHIBIT #23).
- F18. With regard to Section 1.5.5(g), the Board finds that based upon on the Exhibits and the Findings stated within this Decision, that the proposed use of the facility is generally compatible with adjacent properties and other properties in the district. The site is located within an Office and Light Industrial (OLI) district. The abutting 256-unit townhouse condominium complex is a M.G.L. Ch. 40B housing development that was built on property where the zoning is also OLI. The Board appreciates the abutters concerns about compatibility of rental trucks being operated out of the subject property but notes that the zoning for the area is OLI and that the proposed use is allowed in the OLI zone through the issuance of a special permit. The Board finds that the Applicant has taken efforts to reduce impacts to adjacent properties through limiting drop off hours, through limiting truck rental vehicle parking to the rear of the property behind existing storage structures, and by providing testimony that rental trucks will not have back up warning beepers.
- F19. With regard to Section 1.5.5(h), the Board finds that based upon on the Exhibits and the Findings stated within this Decision and upon satisfying and complying with all applicable requirements of the Massachusetts DEP, Grafton Water District, and all other applicable agencies, the proposed facility will not have any significant adverse impact on any public or private water supply. The Board notes that the Applicant adequately satisfied this required through the submission of documentation prepared by an engineering consultant stating stormwater runoff form the expanded pavement area will be accommodated by the approved and constructed drainage system (see EXHIBITS #22 & #23).
- F20. With regard to Section 1.5.5(i), the Board finds that the site is not located within the Water Supply Protection Overlay District.
- F21. With regard to Section 1.5.5(j), the Board finds that important historic, cultural and scenic landscapes are protected. No historic or cultural resources were identified in the Application or identified through project review by the Town. With regards to scenic landscapes the proposed use is satisfactory.

V. DECISION and CONDITIONS

At their meeting of July 24, 2017, after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Grafton Planning Board (motion by Mr. Robbins, seconded by Mr. Hassinger, voted 5-0 in favor to GRANT this Modification of Special Permit and Site Plan Approval with the following conditions:

- C1. This Modification of Special Permit (SP 2015-3.2) and Site Plan Approval specifically authorizes the modification of the plan as submitted – see EXHIBIT #23 to allow for the paving of a 5 foot by 200 foot area at the rear of the pavement area to allow the parking of rental trucks and trailers in an area 155 feet in length. Pavement area shall be graded to direct runoff to existing stormwater structures consistent with Exhibit 22 and 23. The Board reserved the right to have its peer review consultant inspect installation if deemed necessary by the Board of its agent.
- C2. Any proposed changes must be submitted to the Planning Board or its Agent to determine if such changes are deemed minor modifications and if such proposed change continues to provide maximum visual screening. All proposed changes must be submitted in writing and must demonstrate that both the Owner and the Association are in agreement by way of joint signature of both parties. If the Board determines that the proposed changes are not minor then the Owner shall be required to file an application for a formal modification pursuant to Section 1.5 of the Grafton Zoning By-Law
- C3. The hours of operation for the truck rental business shall be from 7:00 AM to 9:00 PM.
- C4. Rental vehicles shall be limited to those with no back up beepers.
- C5. The Applicant shall revise Exhibit 8 to reflect this decision and submit to the Planning Board for inclusion into the record.
- C6. All other conditions within of Special Permit (SP 2015-3) and Site Plan Approval (SPA 2015-3; as further amended by SP 2015-3.1 and SPA 2015-3.1) shall remain in full force and effect unless modified by this DECISION.
- C7. This Modification of Special Permit Decision (SP 2015-3.2) & Site Plan Approval Decision (SPA 2015-3.2) shall not take effect until it has been recorded at the Worcester District Registry of Deeds (WDRD) and a copy provided to the Planning Board and the Building Department. Said copy will include recording information such as the WDRD Book and Page Number and/or Instrument Number.
- C8. By recording this Decision in the Worcester District Registry of Deeds, the Applicant agrees to and accepts the conditions set forth in this Special Permit and Site Plan Approval Decision.

VII. RECORD OF VOTE

Constituting a majority of the Planning Board, the following members voted 5-0 to GRANT the Applicant's Modification of Special Permit & Site Plan Approval Application to allow truck rental at the self-storage facility located at 100 Milford Road, South Grafton MA based on the information received at the public hearing and the aforementioned findings.

<u>Michael Scully, Chairman</u>	<u>AYE</u>	<u>Linda Hassinger, Member</u>	<u>AYE</u>
<u>Robert Hassinger, Vice Chairman</u>	<u>AYE</u>	<u>Sharon Carroll-Tidman, Assoc. Member</u>	<u>AYE</u>
<u>David Robbins, Member</u>	<u>AYE</u>		

DATE OF FILING OF DECISION: BY ORDER OF THE BOARD

Joseph Laydon, Town Planner

Date

cc: Applicant / Owner

- Owner
- Graves Engineering
- Building Inspector

To Whom It May Concern: This is to certify that the 20 day appeal period has passed and there have been no appeals made to this office.

Kandy Lavalley, Interim Town Clerk

Date

<u>Michael Scully, Chairman</u>	<u>AYE</u>	<u>Linda Hassinger, Member</u>	<u>AYE</u>
<u>Robert Hassinger, Vice Chairman</u>	<u>AYE</u>	<u>Sharon Carroll-Tidman, Assoc. Member</u>	<u>AYE</u>
<u>David Robbins, Member</u>	<u>AYE</u>		

DATE OF FILING OF DECISION: BY ORDER OF THE BOARD



Joseph Laydon, Town Planner

7-27-2017

Date

- cc: Applicant / Owner
- Owner
 - Graves Engineering
 - Building Inspector

To Whom It May Concern: This is to certify that the 20 day appeal period has passed and there have been no appeals made to this office.

Kandy Lavalley, Interim Town Clerk

Date

