

**DECISION  
GRAFTON PLANNING BOARD**

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**MAJOR RESIDENTIAL SPECIAL PERMIT (MRSP 2020-3)**

**“ABBY WOODS” SUBDIVISION  
18 Carroll Road, Grafton, MA**

**Central Massachusetts Home Builders LLC (Applicant / Owner)**

Decision of the Grafton Planning Board (hereinafter the Board) on the petition of Central Massachusetts Home Builders LLC, 125 Olean Street, Worcester, MA 01612 (hereinafter the Applicant / Owner), for a Major Residential Special Permit (MRSP 2020-3) for a 10 lot Conventional Development Residential Subdivision on property located at 18 Carroll Road, and shown as Grafton Assessor’s Map 56, Lot 30 (hereinafter the Site), and owned by Central Massachusetts Home Builders LLC by declaration recorded in the Worcester District Registry of Deeds (WDRD) in Book 43213, Page 4.

**I. BACKGROUND**

The above referenced Application for Major Residential Special Permit Approval (hereinafter Application) was submitted on February 26, 2020. Notice of the public hearing and the subject matter thereof was published in the Grafton News on March 5th and 12th, 2020 and posted with the Town Clerk’s Office. Abutters were notified by First Class Mail. The public hearing on the Application was scheduled for March 23, 2020 and was continued, at the request of the applicant with concurrence of the Planning Board, to April 27, 2020 and May 18, 2020. The public hearing on the Application was opened on May 18, 2020 and was continued, at the request of the applicant with concurrence of the Planning Board, to June 22, 2020, July 27, 2020 and August 10, 2020. At the public hearings, all those wishing to speak to the petition were heard.

The following Board members were present throughout the public hearing: Chairman Robert Hassinger, Vice Chairman David Robbins, Clerk Justin Wood, Member Linda Hassinger, Member Prabhu Venkataraman and Associate Member Vikram Dave. At the hearings, Zac Couture and Lesley Wilson of HS&T Group, Inc. represented the Applicant and presented the proposal. The record of the proceedings and submissions upon which this decision is based may be referred to in the Office of the Town Clerk or in the Office of the Planning Board.

Previously, on January 24, 2011, the Grafton Planning Board granted a Major Residential Special Permit (MRSP 2010-8) for the subject property, recorded in the Worcester District Registry of Deeds (WDRD: Bk.47336 Pg.90). On July 11, 2011, the Grafton Planning Board granted a Definitive Plan Approval for the subject property.

**II. SUBMITTALS**

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

- EXHIBIT 1. Original Application Submission, received February 26, 2020 to include the following:
- a. Application for a Special Permit, dated February 25, 2020, date stamped by the Town Clerk on February 26, 2020 and date stamped received by the Planning Board on February 26, 2020, 1 page.

- b. Certificate of Good Standing, signed by Christine Atchue, dated February 13, 2020 and date stamped received by the Planning Board on February 26, 2020, 1 page.
  - c. Abutters Listing for 18 Carroll Road, Map 56, Lot 30, dated December 23, 2019, signed by Kenneth Michael O’Brien, Grafton Data Collector, 1 page.
  - d. DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Entry, Prepared by Robert G. Murphy, dated September 6, 2019, received by the Planning Board on February 26, 2020, 2 pages.
  - e. Environmental and Community Impact Analysis, prepared by HS&T Group, Inc., 2 pages.
- EXHIBIT 2. Plan: “Definitive Subdivision; Abby Woods”, dated February 11, 2020, prepared by HS&T Group, Inc., 75 Hammond Street – 2<sup>nd</sup> Floor, Worcester, MA 01610, received by the Planning Board on February 26, 2020, 13 sheets.
- EXHIBIT 3. Plan: “Abby Woods; A Definitive Subdivision in North Grafton, Massachusetts; [Flexible – Development]”, dated February 11, 2020, prepared by HS&T Group, Inc., 75 Hammond Street – 2<sup>nd</sup> Floor, Worcester, MA 01610, received by the Planning Board on February 26, 2020, 6 sheets.
- EXHIBIT 4. Report: “Hydrology & Stormwater Management Report”, dated February 11, 2020, prepared by HS&T Group, Inc., 75 Hammond Street – 2<sup>nd</sup> Floor, Worcester, MA 01610, received by the Planning Board on February 26, 2020, 105 pages.
- EXHIBIT 5. Public Hearing Notice, stamped by the Town Clerk’s office on March 5, 2020; 1 page.
- EXHIBIT 6. Email from Katrina Koshivos, Zoning Board of Appeals, regarding 18 Carroll Road – “Abby Woods” – Major Residential Special Permit, dated March 11, 2020, received by the Planning Board on March 11, 2020, 1 page.
- EXHIBIT 7. Public Hearing Continuance Request, dated March 19, 2020, by Zac Couture, HS&T Group, Inc., received by the Planning Board on March 19, 2020, 1 page.
- EXHIBIT 8. Peer Review: “Abby Woods”, dated March 26, 2020, prepared by Graves Engineering, Inc., 100 Grove Street, Worcester, MA 01605, 3 pages.
- EXHIBIT 9. Public Hearing Continuance Request, dated April 22, 2020, by Zac Couture, HS&T Group, Inc., received by the Planning Board on April 22, 2020, 1 page.
- EXHIBIT 10. Letter from Zac Couture, HS&T Group, Inc., regarding “Abby Woods Definitive Plan Review”, dated May 11, 2020, 3 pages.
- EXHIBIT 11. Plan: “Definitive Subdivision; Abby Woods”, dated February 11, 2020, prepared by HS&T Group, Inc., 75 Hammond Street – 2<sup>nd</sup> Floor, Worcester, MA 01610, received by the Planning Board on May 12, 2020, 13 sheets.
- EXHIBIT 12. Report: “Hydrology & Stormwater Management Report”, dated February 11, 2020, revised May 11, 2020, prepared by HS&T Group, Inc., 75 Hammond Street – 2<sup>nd</sup> Floor, Worcester, MA 01610, received by the Planning Board on May 12, 2020, 97 pages.
- EXHIBIT 13. Public Hearing Continuance Request, dated June 4, 2020, by Zac Couture, HS&T Group, Inc., received by the Planning Board on June 4, 2020, 1 page.

- EXHIBIT 14. Peer Review: “Abby Woods”, dated June 19, 2020, prepared by Graves Engineering, Inc., 100 Grove Street, Worcester, MA 01605, 3 pages.
- EXHIBIT 15. Public Hearing Continuance Request, dated June 22, 2020, by Zac Couture, HS&T Group, Inc., received by the Planning Board on June 22, 2020, 1 page.
- EXHIBIT 16. Plan: “Definitive Subdivision; Abby Woods”, dated February 11, 2020, prepared by HS&T Group, Inc., 75 Hammond Street – 2<sup>nd</sup> Floor, Worcester, MA 01610, received by the Planning Board on August 5, 2020, 15 sheets.
- EXHIBIT 17. Public Hearing Continuance Request, dated August 7, 2020, by Zac Couture, HS&T Group, Inc., received by the Planning Board on August 7, 2020, 1 page.
- EXHIBIT 18. Public Hearing Continuance Request, dated August 18, 2020, by Zac Couture, HS&T Group, Inc., received by the Planning Board on August 18, 2020, 1 page.
- EXHIBIT 19. Letter from Zac Couture, HS&T Group, Inc., regarding, “Request for Waiver”, dated August 20, 2020, received by the Planning Board on August 20, 2020, 1 page.
- EXHIBIT 20. Letter from Zac Couture, HS&T Group, Inc., regarding, “Letter of Intent – Conventional Subdivision”, dated August 20, 2020, received by the Planning Board on August 20, 2020, 1 page.

### **III. FINDINGS**

At their meeting of August 24, 2020 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 Justin Wood, seconded by Prabhu Venkataraman) voted five (5) in favor and zero (0) opposed to make the following Findings:

- F1. That the subject Site is located in a Medium Density Residential (R-20) zoning district.
- F2. That this Application is for a Major Residential Development, as defined in Section 2.1 of the Grafton Zoning By-law (hereinafter ZBL).
- F3. That Major Residential Developments are permitted in an R-20 zoning district only upon the issuance of a Special Permit and Site Plan Approval from the Planning Board in accordance with Sections 5.3 and 1.5 of the ZBL.
- F4. That determinations regarding the following Findings are based upon the plans identified in this Decision, which are preliminary in nature, as well as the materials and information submitted and presented in association with the Application.
- F5. That determinations regarding the following Findings are predicated upon the submission and approval of plans developed substantially as shown on the relevant plans identified within the EXHIBITS of this Decision, and conform to this Decision and the *Rules and Regulations Governing the Subdivision of Land: Grafton, Massachusetts*, revised through 4/27/09 (hereinafter *Rules and Regulations*), except where modified by this Decision, and also conforms to all applicable Federal, State and other Local regulations.

- F6. That determinations regarding the following Findings are also predicated upon satisfying all of the conditions stated within this Decision, and any subsequent definitive plan conditions of approval.
- F7. That determinations regarding the following Findings are also predicated upon the satisfactory completion of all road and other improvements in accordance with the *Rules and Regulations*, except where modified by this Decision or any subsequent definitive plan conditions of approval, and also in accordance with all applicable Federal, State and other Local permits and regulations.
- F8. That the Conventional Development Plan submitted by the Applicant depicts ten (10) proposed lots and that the Flexible Development Plan submitted by the Applicant depicts twelve (12) proposed lots (see EXHIBITS #2, #3, #11, #16).
- F9. That Section 5.3.4 of the ZBL defines the data submission requirements for all Major Residential Developments, including a list of the requested waivers from the Subdivision Rules. The Board further finds that no waivers from the *Rules and Regulations* were requested as part of this Application (see EXHIBIT #1).
- F10. That during the public hearing the Board and the Applicant discussed the history of the project noting that it had been presented to the Board in 2003 and 2011, and that the original approvals had expired. The Applicant stated that the new submittal was similar to the previous projects with some minor changes regarding the hydraulic calculations and wetlands delineation, as well as Graves Engineering peer review comments.
- F11. That the previous approval discusses the need to improve the sight lines where the subdivision roadway meets Carroll Road, specifically looking west along Carroll Road. It was noted that this was a condition of the previous approvals and that existing conditions along the road had not changed. The previous approval states that the trees in question are located within the Town’s right of way and that the applicant was aware that the situation had to be rectified. The applicant stated that he would work with the Grafton Department of Public Works to develop a plan to improve the sight lines as discussed as part of the previous approval (MRSP 2010-8).
- F12. That during the public hearing the Board and Applicant discussed that the *Rules and Regulations* require that provisions and easements be provided to ensure practical access to abutting properties whether they are subdivided or not. (SRR requirements Sections 4.1.2.1(d) and 4.1.6.5). The Applicant stated that, in their opinion, various constraints make it impractical to provide access from the subject property to abutting properties. The Board further noted that the Applicant had not submitted any waiver requests for this requirement (see EXHIBIT #1 and FINDING #F9). The Applicant stated that he would be seeking a waiver from this requirement during the Definitive Plan Approval process. In addition, the Board noted that the Applicant has provided sufficient material to substantiate claims that constraints make it impractical to provide access from the subject property to abutting properties.
- F13. That during the public hearing the Applicant stated that he would be pursuing the Conventional Development Plan. The Board noted that the Applicant should seek to establish lots that maximize the practicable amount of distance between any proposed dwellings and the wetlands.

- F14. The Applicant proposes to provide public water and sewer service to the lots shown on the Plans. (see EXHIBITS #2, #3, #11, #16).
- F15. With regard to Section 5.3.4 (b) 1, that the materials submitted in association with this Application satisfy the filing requirements of this Section regarding a Conventional Development Plan.
- F16. With regard to Section 5.3.4 (b) 2, that the materials submitted in association with this Application satisfy the filing requirements of this Section regarding a Flexible Development Plan.
- F17. With regard to Section 5.3.4 (b) 3, that the materials submitted in association with this Application satisfy the filing requirements of this Section regarding a Land Use Plan.
- F18. With regard to Section 5.3.4 (b) 4, that the materials submitted in association with this Application satisfy the filing requirements of this Section regarding a comparison of the impacts of a Flexible Development Plan to those that would result from the Conventional Development Plan.
- F19. With regard to Section 5.3.4 (b) 5, that the materials submitted in association with this Application satisfy the filing requirements of this Section regarding a list of requested waivers from the *Rules and Regulations*. The Applicant stated that they are not seeking any waivers (see EXHIBIT #1 and FINDING # F9).
- F20. With regard to Section 5.3.6 (a), that the Plan identified as EXHIBIT #16 satisfies the applicable average lot area requirement.
- F21. With regard to Section 5.3.6 (b), that the Plan identified as EXHIBIT #16 satisfies the applicable minimum lot area requirement.
- F22. With regard to Section 5.3.6 (c), that the Plan identified as EXHIBIT #16 satisfies the applicable minimum lot frontage requirement.
- F23. With regard to Section 5.3.6 (d), that the Plan identified as EXHIBIT #16 satisfies the applicable minimum front yard setback requirement.
- F24. With regard to Section 5.3.6 (e), that the Plan identified as EXHIBIT #16 satisfies the applicable minimum side yard setback requirement.
- F25. With regard to Section 5.3.6 (f), that the Plan identified as EXHIBIT #16 satisfies the applicable minimum rear yard setback requirement.
- F26. With regard to Section 5.3.6 (g), that this requirement is not applicable at this time as this is a requirement for a Definitive Subdivision and/or Approval Not Required Plan.
- F27. With regard to Section 5.3.6 (h), that the Plan identified as EXHIBIT #16 satisfies the applicable buffer area requirement.
- F28. With regard to Section 5.3.6 (i), that this section is not applicable as the Applicant has not indicated that any of the Common Land will be used as farmland or for farming activity.

- F29. With regard to Section 5.3.6 (j), that the Applicant has not indicated that accessory uses will occur in the required front yards. The Board further finds that the requirements of Section 5.3.6 (j) shall remain in effect and govern any residential use authorized by, and subject to, this Decision.
- F30. That the Plans and information submitted satisfy the minimum requirements of Section 5.3.7 of the ZBL regarding Required Amount of Common Land.
- F31. That the Plans and information submitted satisfy, to the extent necessary, for consideration of a Flexible Development Special Permit, the requirements of Section 5.3.11 regarding Use of the Common Land.
- F32. That the maximum number of dwelling units which could reasonably be expected to be developed on the property under a Conventional Development Plan in full conformance with zoning, Subdivision Rules, health codes, wetland bylaws, and other applicable requirements is ten (10).
- F33. That prior to the close of the public hearing on August 10, 2020, and in accordance with Section 5.3.9 of the ZBL, the Board voted (motion by David Robbins, seconded by Justin Wood) voted five (5) in favor and zero (0) opposed ([R. Hassinger] – AYE; [Robbins] – AYE; [Wood] – AYE; [L. Hassinger] – AYE; [Venkataraman] – AYE) to recommend that Applicant consider the Conventional Development Plan presented to be the most beneficial to the Town.
- F34. That the Applicant informed the Board in writing (EXHIBIT 19), and as required by Section 5.3.9 of the ZBL, that they wished to pursue a Conventional Development Plan. This written communication was received by the Board after their vote to recommend the Conventional Development Plan (see FINDING #F33) and before the close of the public hearing.
- F35. With regard to Section 1.5.5 (a), and based upon the Findings stated within this Decision, that ingress and egress to the property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe, are adequate. The Board notes that this finding is predicated on satisfactory cutting and/or clearing of vegetation along Carroll Road and the Applicant’s property within the sight lines for the intersection of the proposed road with Carroll Road (see FINDING #F11).
- F36. With regard to Section 1.5.5 (b), and based upon the Findings stated within this Decision, that off-street parking and loading areas where required, and the economic, noise, glare, or odor effects of the Special Permit on adjoining properties and properties generally in the district are satisfactory.
- F37. With regard to Section 1.5.5 (c), and based upon the Findings stated within this Decision, that refuse collection or disposal and service areas are satisfactory.
- F38. With regard to Section 1.5.5(d), and based upon the Findings stated within this Decision, that screening and buffering with reference to type, dimensions and character are adequate.
- F39. With regard to Section 1.5.5(e), and based upon the Findings stated within this Decision, that signs and exterior lighting with reference to glare, traffic safety, economic effect is compatible and are in harmony with properties in the district.

- F40. With regard to Section 1.5.5(f), and based upon the Findings stated within this Decision, that the required yards and other open space requirements are adequate.
- F41. With regard to Section 1.5.5(g), that the proposed number of dwelling units conforms to zoning and is similar to abutting properties and the project is generally compatible with adjacent properties and other property in the district.
- F42. With regard to Section 1.5.5(h), and upon satisfying and complying with all applicable Board of Health requirements, and based upon the plans and materials referenced in this Decision, there will not be any significant adverse impact on any public or private water supply.
- F43. With regard to Section 1.5.5 (i), that this Section is not applicable as the Site, as represented on the Plans identified within the EXHIBITS of this Decision, is not located in a Water Supply Protection Overlay District.
- F44. That with regard to Section 1.5.5 (j), that protection of important historic, cultural and scenic landscapes with regard to the proposed development is satisfactory.
- F45. That with regard to Section 1.5.5 of the ZBL, the special permit application is in harmony with the general purpose and intent of the ZBL.
- F46. That with regard to Section 1.5.5 of the ZBL, the special permit application if granted would not create a nuisance, hazard or congestion.
- F47. That with regard to Section 1.5.5 of the ZBL, the special permit application if granted would not cause a substantial harm to the neighborhood.
- F48. That with regard to Section 1.5.5 of the ZBL, the special permit application if granted would not derogate from the general purpose and intent of the By-law or the stated district objectives or applicable use criteria.

#### **IV. DECISION and CONDITIONS**

At their meeting of August 24, 2020, after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, and based on the Findings stated within this Decision, the Grafton Planning Board (motion by Justin Wood, seconded by Prabhu Venkataraman) voted five (5) in favor and zero (0) opposed to **GRANT** the Major Residential Special Permit with the following conditions:

##### **A. Standard Conditions**

- C1. This Major Residential Development Special Permit is for a Conventional Development Plan, as shown in provided plans (see EXHIBIT #16) and noted in FINDINGS #33 and #34.
- C2. Based upon Finding #F32 of this Decision, the total number of dwelling unit lots authorized by this Decision shall not exceed ten (10). This Condition shall not be construed as approving the

buildability of any lots shown on the Plans. All applicable Federal, State or other Local permits/approvals must be obtained for each lot prior to construction on said lot.

- C3. Based upon FINDING #F13 of this Decision, at the time of filing a definitive plan for the use authorized by this Decision, the Applicant shall demonstrate, in the opinion of the Planning Board, a reasonable effort to configure the proposed lots in a manner that provides the maximum practicable amount of distance between any proposed dwellings and the wetland shown on the Plans.
- C4. Based upon FINDING #F16 the Applicant shall provide documentation to the Board regarding the practicality of providing access from the subject property to the abutting property in the event that the Applicant seeks a waiver to eliminate the Easement for Future Roadway Purposes running through Lot 5 as shown on the Conventional Development Plan (see EXHIBIT #16).
- C5. At the time of submitting a definitive subdivision plan for the use authorized by this Decision, the Applicant shall submit a written plan satisfactory to both the Grafton Department of Public Works /Tree Warden and the Planning Board for clearing/trimming vegetation along the property boundary with Carroll Road in order to maximize the sight distance shown on the Plans for vehicles using both the proposed road and Carroll Road. After approval of such plan for clearing/trimming vegetation, the definitive plans shall be revised to include this requirement (see FINDING #F11).
- C6. Pursuant to Section 5.3.10.1 of the ZBL, all subsequent submissions, requirements and approvals for the creation of the lots authorized by this Special Permit shall be as specified in the Rules and Regulations, as applicable. Any subsequent Plan(s), which shall be developed substantially as depicted on the Plans identified as EXHIBIT #16 of this Decision, shall be submitted to and reviewed by the Planning Board pursuant to Subdivision Control Law and the *Rules and Regulations*, and be developed in accordance with, and conform to, the *Rules and Regulations*, unless modified by this Decision. This Condition shall not be construed as approving any Definitive Subdivision Plans or other Plan(s) for the development specified in this Decision.
- C7. Pursuant to Section 5.3.10.3 of the ZBL, the Planning Board reserves the right to require changes to the Conventional Development Plan and impose additional conditions, safeguards and limitations as it deems necessary to secure the objectives of the Bylaw.
- C8. Pursuant to Section 5.3.10.4 of the ZBL, subsequent to the granting of this Conventional Development Special Permit and the approval of any Plan(s) submitted pursuant to Subdivision Control Law and the *Rules and Regulations*, the Planning Board may permit the relocation of lot lines within the development without initiating a new Special Permit proceeding.
- C9. Pursuant to Section 5.3.10.4, changes in the layout of streets, in the use, ownership and layout of the Common Land (if applicable), any other conditions stated in this Special Permit, or any information submitted, including requests for any waiver(s) or other relief that is not part of this Special Permit Application, shall require written approval of the Planning Board in accordance with any applicable regulations. The Planning Board may, upon its determination, require a new Special Permit, in accordance with Section 1.5 of the ZBL, if it finds that the proposed changes are substantial in nature and of public concern, and substantially alter the plans and information used in making this Special Permit decision.



- C10. If during the review of any Plans derived from this Special Permit, the Planning Board determines that a conflict exists between information from which this Special Permit decision is based and the information associated with such Plans, the Planning Board may, upon its determination, require a new Special Permit if it finds that the proposed changes are substantial in nature and of public concern.
- C11. The lots shown on the Plans shall be serviced by public water and sewer. This Approval shall not be construed as final approval of any off-site improvements or work (such as water, sewer, or drainage installation) associated with this project and shown on the Plans. All applicable Federal, State and Local approvals/permits shall be obtained by the Applicant prior to the construction of any portion of the development or off-site improvements that warrant such approvals/permits. All applicable requirements of the Grafton Water District, Grafton Board of Sewer Commissioners/Sewer Department, Grafton Department of Public Works, and all other applicable utilities, are hereby incorporated by reference as a requirement of this Decision. All proposed work associated with the creation of the lots authorized by this Decision and subject to the departments/entities noted herein shall be shown on any subsequent Plans submitted pursuant to this Decision.
- C12. Any Order of Conditions and/or permits issued by the Grafton Conservation Commission with respect to this Application are hereby incorporated by reference and shall constitute a condition of this Decision. If such Order of Conditions and/or permits require substantial modification(s) to any of the plans approved by the Planning Board or conditions of this Special Permit, the procedure specified in Condition # 8 of this Decision shall govern such change(s).
- C13. In accordance with Section 1.5.8 of the ZBL, this Special Permit shall lapse within two (2) years from the date of the expiration of the appeal period if a Plan for the creation of the lots authorized by this Decision has not been filed with the Planning Board in accordance with all applicable regulations. Any request for an extension of said period of validity shall be considered a Modification of this Special Permit, and such request shall be filed and reviewed in accordance with the procedure specified in Section 1.5 of the ZBL.
- C14. This Special Permit shall be recorded in the Worcester District Registry of Deeds (WDRD) prior to submitting any plan(s) for the creation of the lots authorized by this Decision. At the time of filing any such plan(s), the Applicant shall submit evidence to the Planning Board that this Decision has been recorded at the WDRD, including a copy of such recording bearing the WDRD Book and Page Number and/or Instrument Number. Any such Plan(s) submitted to the Planning Board for approval shall contain reference to this Decision, as well as other related approvals, indicating that such plan(s) is(are) prepared pursuant to said Decision(s)/Approval(s) and shall include WDRD recording information, including Book and Page numbers.
- C15. A copy of such recorded Special Permit Decision, including Registry of Deeds Book and Page numbers, shall be submitted to the Planning Board Office within thirty (30) days of recording.
- C16. By recording this Special Permit Decision in the Worcester Registry of Deeds, the Applicant agrees to and accepts the conditions set forth in this Special Permit Decision, and which acceptance shall bind the Applicant and its successors and assigns.

C17. Any inability or failure or refusal by the applicant to comply with the requirements of this Special Permit, when notified of failure of compliance, shall be grounds for the immediate denial of building, construction or occupancy permits with respect to this project.

**V. RECORD OF VOTE**

<u>Robert Hassinger, Chairman</u>	<u>AYE</u>	<u>Linda Hassinger, Member</u>	<u>AYE</u>
<u>David Robbins, Vice Chairman</u>	<u>AYE</u>	<u>Prabhu Venkataraman, Member</u>	<u>AYE</u>
<u>Justin Wood, Clerk</u>	<u>AYE</u>		

**DATE OF FILING OF DECISION:                      BY ORDER OF THE BOARD**

  
\_\_\_\_\_  
Christopher J. McGoldrick, Town Planner

  
\_\_\_\_\_  
Date

- cc: Applicant / Owner
- Building Inspector
  - Assessors
  - Conservation Commission

**To Whom It May Concern:** This is to certify and verify that the twenty (20) days have elapsed since this decision was filed in the Town Clerk’s office and that no such appeals have been filed in the reference to the same, or that, if such appeal has been filed, it has been dismissed or denied.

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Kandy Lavalley, Town Clerk

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Date