



**PLANNING
DEPARTMENT**

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
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COPY

MEMORANDUM

EXHIBIT 8

TO: Planning Board
FROM: Joseph Laydon, Town Planner
CC: File
DATE: December 6, 2019
SUBJECT: Staff Review of 20 Milford Road – J. White’s Automotive - Updated

The following comments reflect staff’s review of the submitted application and accompanying material:

Location: 20 Milford Road, Map 131, Lot 20
Zoning: Office Light Industrial
Lot Dimensions: Frontage: 250’; Area: 220,413 sq. ft (5.06 acres)
Existing Building Footprint Area: 15,760
Total Building Area: 16,141 sq. ft.
Proposed Use: Auto Repair Facility

Summary: Applicant proposes to establish an auto repair facility at the existing industrial building located at 20 Milford Road. The Applicant, per the submitted narrative, proposes a facility that will repair, maintain, refurbish and restore vehicles, specializing in Land Rovers, Jeep, and Toyotas such as Land Cruisers. No auto body work is proposed. Per the Applicant’s narrative, the shop is not a general repair facility and is a “destination” shop with low shop volume and “some jobs taking more than a year to complete.”

Existing Conditions: Property improved with existing metal building. Building area is 16,141 sq ft. Property currently houses a linen business that will be relocating following sale of the property. See Real Estate Listing attached.

Hours of Operation: Monday through Friday 8 am to 6 pm, no public on Saturday and work typically 8 am to 5 pm. Not open on Sundays.

Employees: two (2) owners fulltime, five (5) full time technicians, two (2) full time administrators, two (2) part time administrators, one (1) part time shop assistant.

Location of Work: Work to occur within existing building, no work is proposed outside.

Parking: Calculations were reviewed with the Building Inspector and it was deemed that 33 parking spaces (rounded up from 32.36) were needed for the business. The Parking calcs are in the top right corner of the site plan. The calculations will be finalized at time of preparing final site plan, pending any comments from the Board.

Waivers: Applicant has modified an existing conditions plan to serve as a site plan. Provisions of the site plan submission requirements have been requested to be waived at the recommendation to Staff due to the

nature of the business not making any physical change of the property, outside of general visual improvements to the building and site.

Neighborhood Setting: Located on Milford Road, south side of Milford Road is zoned Office Light Industrial, north side is zoned Residence 40 (40,000 sq ft minimum lot area). To the west, a multifamily housing development is located 237 feet from the existing metal structure at 20 Milford Road. To the east, the building containing an industrial business (Temp-Flex) is located 275 feet away, with parking being located 200 feet from the structure at 20 Milford Road. Across the Street, there are four (4) single family residences with addresses of 17, 19, 21, and 23 Milford Road.

Requested Action: Special Permit & Site Plan Review for Automobile and/or Truck Repair.

Required Findings: The Board must make findings under Section 1.5.5 of the Zoning Bylaw as follows:

- a. Ingress and egress to 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.
- b. Off-street parking and loading areas where required, with particular attention to the items in paragraph (a) above, and the economic, noise, glare, or odor effects of the special permit on adjoining properties and properties generally in the district.
- c. Refuse collection or disposal and services areas, with particular reference to items in paragraphs (a) and (b) above.
- d. Screening and buffering with reference to type, dimensions and character.
- e. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
- f. Required yards and other open space; and
- g. General compatibility with adjacent properties and other property in the district.
- h. There will not be any significant adverse impact on any public or private water supply.
- i. If the subject site is located within the Water Supply Protection Overlay District, there will not be any significant or cumulative impact upon municipal water supplies, and the Board shall give appropriate consideration to contamination by nitrate-nitrogen loading in making this determination.
(T.M. 10-28-86)
- j. Protect important historic, cultural and scenic landscapes. (TM 10-18-99)

Thank you.

**FOR SALE
OR
LEASE**

20 MILFORD ROAD
GRAFTON, MA



FOR SALE OR LEASE

16,141 SF HEAVY POWER INDUSTRIAL BUILDING

» As the exclusive agent, The Stubblebine Company is pleased to offer 20 Milford Road, Grafton, MA for Sale or Lease:

Salient details include:

- Located on Route 122
- 1200 AMPS, 480 Volt, 3-Phase
- 200' x 50' clear span
- Active 10 ton crane
- 22' clear height
- Sale price: \$1,050,000



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

20

Milford Road, Grafton, MA



122

Milford Road

PROPERTY SPECIFICATIONS

BUILDING SIZE:	16,141 SF
AVAILABLE FOR LEASE:	16,141 SF
COLUMN SPACING:	NO COLUMNS
LAND AREA:	5.00 ACRES
ZONING:	LCI
CLEAR HEIGHT:	22 CLEAR
YEAR BUILT:	1967
POWER:	1200 AMPS, 480 VOLTS, 3 PHASE, 3 WIRE
LIGHT BULB TYPE:	LED
HEAT TYPE:	OIL AND COAL
HVAC AVAILABLE:	HEAT
WATER:	TOWN
SEWER:	SEPTIC, SEWER CAN BE CONNECTED
DRIVE-IN DOORS:	2 TOTAL, 14X14
PARKING:	2/1000
TAXES:	\$0.67 PSF (FY 2019)

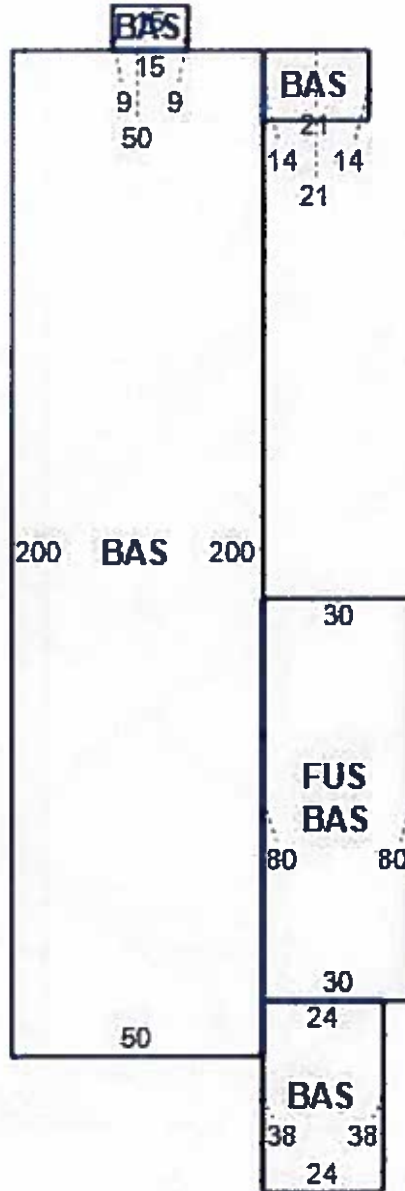


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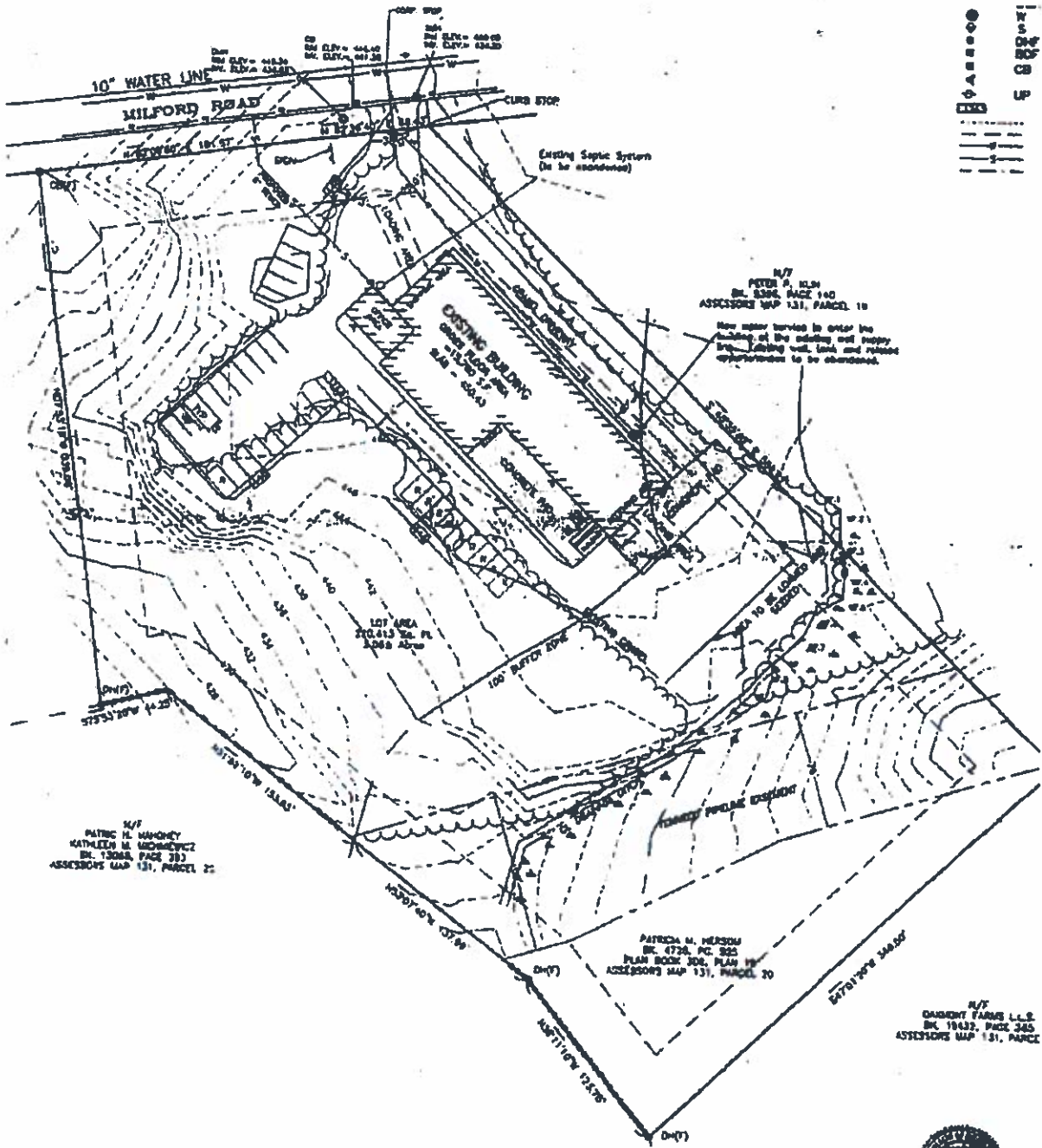
BUILDING LAYOUT



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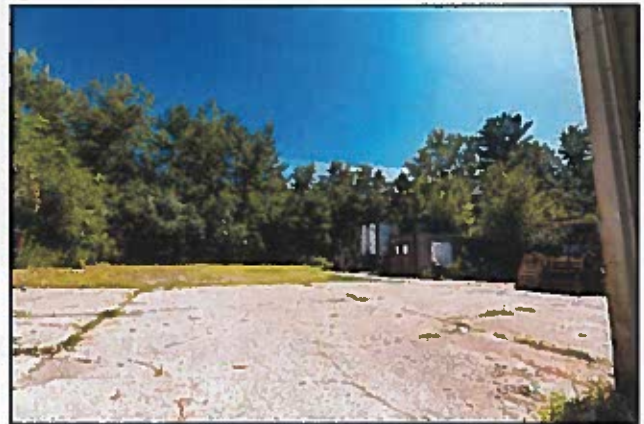
SITE PLAN

INTRODUCTI



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PHOTOS



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20

Milford Road, Grafton, MA

LOCATION



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CONTACT:

DAVID SKINNER **617-999-0057**

AARON M. RACETTE **774-279-5184**

ALAN RINGUETTE **978-265-8112**

- 22 Miles to Worcester, MA
- 28 Miles to Leominster, MA
- 36 Miles to Providence, RI
- 44 Miles to Boston, MA
- 65 Miles to Hartford, CT

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