



July 31, 2020

**Planning Board**  
Grafton, MA

Natalia Alward &lt;alwardn@grafton-ma.gov&gt;

**Re: Both 80 Snow Road Developments (Lot #2 & Lot #3)****Christopher McGoldrick** <mcgoldrickc@grafton-ma.gov>

Fri, Jul 31, 2020 at 4:21 PM

To: Natalia Alward &lt;alwardn@grafton-ma.gov&gt;

Cc: "Gregory C. Pueschel" &lt;gregory.pueschel@outlook.com&gt;, Richard Sullivan &lt;richardsullivan@gmail.com&gt;, Tony Sikora &lt;ajtsikora@charter.net&gt;, Mike Derry &lt;mike.derry@gmail.com&gt;, Andy Burton &lt;bostonburton@gmail.com&gt;, Mark O'Connor &lt;markeoconnor@gmail.com&gt;, "tim@gilletteequipment.com" &lt;tim@gilletteequipment.com&gt;, "tagrady@gmail.com" &lt;tagrady@gmail.com&gt;

Hello,

Please see below, the planning department's response to comments:

1) To clarify, the public hearing for 80 Snow Road, Lot 2 was opened on April 27, 2020. The public hearing for 80 Snow Road Lot 3 was opened June 22, 2020. The referenced comment during the July 27, 2020 meeting was in regards to the public hearing regarding MRSP 2019-12, the public hearing for which was opened on October 28, 2019. Requests for both Continuances and Withdrawals require mutual agreement from both the Board and the Applicant.

2) As has been discussed verbally multiple times, the Board must base its Decision regarding Special Permits upon the criteria defined in the Massachusetts General Laws Chapter 40A and Grafton Zoning Bylaw Section 1.5.5. The Board's Decision regarding Site Plan Approval must be based upon criteria defined in the Grafton Zoning Bylaw Section 1.3.3. Please see [Exhibit 12 - Comment, Town Planner, April 24, 2020](#).

Please see the Applicant's submitted materials and other project exhibits in regards to analysis of the site and surrounding neighborhood. All materials submitted by the applicant are "peer reviewed" by a third party engineering firm. I also note staff and members of the Board have visited the site in person on a number of occasions.

3) As noted during the July 27, 2020 public hearing, a response to the Town's June 23, 2020 letter to the Grafton Upton Railroad (Exhibit 33) has not been received. Again, we defer to the Board if additional outreach should be considered. Any response received will be added to the public record.

4) We defer to the Applicant and their engineer.

5) We defer to the Applicant.

6) We defer to the Board if fencing details are required in order to meet the criteria stipulated in Section 1.5.5.d of the Grafton Zoning Bylaw.

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**Christopher McGoldrick**  
Town PlannerGrafton Memorial Municipal Center  
30 Providence Road  
Grafton, MA 01519

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8/5/2020

Town of Grafton Mail - Re: Both 80 Snow Road Developments (Lot #2 & Lot #3)