

Minutes of Meeting  
Planning Department – Technical Review  
January 31, 2017

A technical review meeting was held on January 31, 2017 in Conference Room B at the Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Town Planner Joseph Laydon, Conservation Agent Maria Mast, Assistant Chief of Fire Stephen Charest, Superintendent of Sewer Paul Cournoyer, Building Inspector Robert Berger, and Planning Department Office Manager Nicole Larson. Nancy Connors was not in attendance but submitted comments on behalf of the Board of Health (BOH) prior to the meeting.

41

Mr. Laydon began the meeting at 2:11 p.m.

**ITEM 1A: REQUEST FOR DEFINITIVE PLAN APPROVAL – “BULL MEADOW”  
SUBDIVISION – OFF APPALOOSA AND BRIDLE RIDGE DRIVE – BULL MEADOW,  
LLC (OWNER/ APPLICANT)**

Mr. Laydon introduced the basics of the project, drawing attention to the following:

- Slope easement in relation to the abutter’s shed and retaining wall.
- The applicant’s intention to straighten lines at the current cul-de-sac where the new road will break through to the existing portion of Appaloosa.
- Snow removal and storage at the current cul-de-sac
- drainage and subsurface infiltration at the entrance to the slope easement

**Board of Health:** Soil Testing has been performed. No results submitted to BOH at this time.

**Building Department:** Mr. Berger stated that any building over 200 square feet necessitates a building permit.

**Conservation Agent:** Mrs. Mast noted that there will need to be a condition through Con Com for training DPW staff on maintenance for the subsurface infiltration system once the roadway has been accepted.

**DPW:** See comments from Dave Crouse about renaming Paddock Ridge Drive from previous meeting.

*[Mr. Crouse noted that for ambulance navigation and general recognition purposes the cul-de-sac should be removed and the road currently known as Paddock Ridge Drive should be changed to Appaloosa Drive. Building and Fire were in agreement with Mr. Crouse’s statement- Nov. 28, 2016]*

**Fire Department:** Mr. Charest requested that the applicant provide a plan showing the extension of the waterline along Appaloosa and Bridal Ridge indicating fire hydrant locations shown at a maximum distance of 500 feet apart. He also asked if there is a proposed hydrant at the cul-de-sac at the intersection of Appaloosa Road.

**Sewer Department:** No comment.

**ITEM 1B: REQUEST FOR DEFINITIVE PLAN APPROVAL – “VILLAGE AT  
INSTITUTE ROAD” SUBDIVISION – OFF WESTBORO AND INSTITUTE ROAD –  
D&F AFONSO BUILDERS, INC (OWNER/ APPLICANT):**

Mr. Laydon notified the review committee that no updated plans have been received from the applicant.

**Board of Health:** Site is on Town Water and Sewer – BOH no comments.

**ITEM 1C: MAJOR RESIDENTIAL SPECIAL PERMIT (MRSP 2016-4) – “THE RIDINGS” SUBDIVISION – 88 ADAMS ROAD – STEVEN VENINCASA CASA BUILDERS & DEVELOPER’S CORP. (OWNER/APPLICANT):**

Mr. Laydon outlined the basics of the project and noted the challenge with the proposed flexible plan and the proposed addition for a common drive.

**Board of Health:** Soil Testing has been performed no results submitted to BoH at this time.

**Building Department:** Mr. Berger expressed his concerns with the potential for the proposed private end portion of the common drive beyond the turnaround becoming the responsibility of the homeowner and not in the best interest of the Department Heads.

**Conservation Agent:** No comment.

**Fire Department:** Mr. Charest noted that due to the length of the proposed common drive that there would need to be a turnaround in order to suit the access needs for emergency service.

**Sewer Department:** No comment.

**ITEM 1D: SITE PLAN APPROVAL (SPA 2016-4) – PARKING LOT & ACCESSIBILITY FEATURES FOR PLACE OF WORSHIP – 82 POTTER HILL ROAD – SIMPLE UNITED METHODIST CHURCH (APPLICANT/OWNER):**

The committee discussed the details of the project and applicant’s proposal for accessing the site from the neighboring property belonging to the Grafton Land Trust.

**Board of Health:** Septic system needs to be expanded. Applicant is aware of this.

Mr. Laydon will follow up with BOH to find out what permits are necessary for the baking and sale of bread

**UPDATE:** No Food Permits have been issued for this location. Baking for sale or public consumption does require a permit and an inspection of the location. (2/27/17)

**Building Department:** Mr. Berger noted that there needs to be a 10 foot buffer around the parking area from all property lines. He also noted that he believes that the applicant does not have a permit for the mobile oven.

**Conservation Agent:** No comment.

**Fire Department:** Mr. Charest has received calls of concern pertaining to the possible dangers of flying embers when loading the outdoor ovens, which creates a particular concern for safety due to the narrow profile of the road.

**Sewer Department:** No comment.

**ITEM 1E: SPECIAL PERMIT (SP 2001-7.3) & SITE PLAN APPROVAL – MODIFICATION #3 – 73 CREEPER HILL ROAD – JOHN COLORIO OF COLORIO REALTY, LLC. (APPLICANT/OWNER)**

Mr. Laydon introduced the project and noted the need for the modification of the special permit and the modification of the major commercial permit.

**Board of Health:** Wholesale establishment – serviced by the State not local BoH.

**Building Department:** No comment.

**Conservation Agent:** No comment.

**Fire Department:** No comment.

**Sewer Department:** Mr. Cournoyer noted that if the applicant is not expanding the building capacity there would be no need for sewer modifications on the site.

**ITEM 2A: 9 MEADOWBROOK ROAD (JENNIFER DAVY)**

Mrs. Mast introduced the project.

**Board of Health:** No comment.

**Building Department:** No comment.

**Fire Department:** No comment.

**Planning Department:** No comment.

**Sewer Department:** No comment.

**ITEM 2B: 29 GEORGE HILL ROAD (WILLIAM BERARDI)**

Mrs. Mast introduced the project.

**Board of Health:** Septic design plans (revisions) just received in BOH this week. Not reviewed yet.

**Building Department:** No comment.

**Conservation Agent:** No comment.

**Fire Department:** No comment.

**Sewer Department:** No comment.

**ITEM 2D: BRIDGE STREET PARK (TOWN OF GRAFTON)**

Mrs. Mast introduced the particulars of the project including permeable pavement, additional parking and a trail which would necessitate grading, and park and gazebo improvements.

**Board of Health:** No comment.

**Building Department:** Mr. Berger noted that the park and gazebo will need to be handicap accessible. The applicant also needs to provide handicap parking spaces and needs to show the location of the gazebo on the plan then identify where the flood zone is and submit a statement affirming that the location is either in or out of the flood plain.

**Conservation Agent:** Mrs. Mast will ask the applicant for a structural report on the soundness of the foot bridge.

**Fire Department:** Mr. Charest asked if there were sidewalks along Bridge Street. It was determined that there were, however they do not appear to be of adequate width and cross the street at the 'lighted intersection' of North Main Street.

**Planning Department:** Mr. Laydon expressed his concern for the lack of continuity of the sidewalk along Bridge Street to North Main Street. He suggested that a sidewalk along west side of North Main Street be created for access to the park.

**Sewer Department:** No comment.

**ITEM 2C: ELM ROCK ESTATES - 21 WHEELER ROAD & 106 BRIGHAM HILL ROAD (FIELDSTONE REALTY, LLC)**

Mrs. Mast noted the emergency challenges of the 40B design.

**Board of Health:** No comment.

**Building Department:** Mr. Berger noted that this proposed plan is the first of many designs and there is a strong need to address the lack of emergency access to the property.

**Fire Department:** Mr. Charest expressed his concern that emergency access is not adequate.

**Planning Department:** No comment.

**Sewer Department:** No comment.

**ITEM 2E: 73-81 CREEPER HILL ROAD (JOHN COLORIO)**

**Board of Health:** No comment.

**Building Department:** No comment.

**Fire Department:** No comment.

**Planning Department:** No comment.

**Sewer Department:** No comment.

**ITEM 3: APPROVE PREVIOUS MINUTES**

Edits from Mrs. Mast were submitted and changes were made.

**ITEM 4: OTHER ITEMS**

No other items were discussed at this time.

**Meeting was adjourned at 3:40 p.m.**