

Minutes of Meeting
Planning Department – Technical Review
June 28, 2016

FILE
EXHIBIT # 2

A technical review meeting was held on June 28, 2016 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, Building Inspector Robert Berger, and Assistant Chief of Fire Stephen Charest, Superintendent of DPW Dave Crouse, Town Assessor Drew Manlove and Planning Department Office Manager Nicole Larson.

Mr. Laydon began the meeting at 2:07 p.m.

Special Permit (2016-8) & Site Plan Approval - Construction of a Building Addition – 88 Westboro Road – R.P. Masielo, Inc.:

Mr. Laydon explained the need for departmental comments in accordance to the Town Zoning By-law pertaining to properties in the WSPOD. The site particulars were discussed such as the Conservation Commissions upcoming hearing and the location of tanks waiting cleaning. Mr. Charest said there are several old tanks on site that need to be decommissioned.

Conservation Agent: Ms. Mast noted that she has no further comments at this time. This application is currently in process before the Conservation Commission.

Building Department: Mr. Berger noted that he has no further comments at this point

DPW Superintendent: Mr. Crouse said he had no comments.

Request for Determination of Completeness – “Brookmeadow Village Subdivision – Taft Mill Road & Brookmeadow Lane – Guerriere & Halnon, Inc. / Brookmeadow Village, LLC.:

Mr. Laydon gave a review of the construction of the subdivision and briefed the group on the outcome of the Planning Board discussion the previous night on June 28, 2016. He noted that acceptance of Phase I is off the table for now and that Determination of Completeness has been established, beginning the 18 month time clock for which the applicant has to file for acceptance.

Bull Meadow (Off Appaloosa and Bridle Ridge) – Definitive Subdivision and Stormwater Permit (Plan and Conservation):

Mr. Laydon reviewed the plans of the subdivision which include 24 foot roads, with sloped granite curbing. There are no waivers submitted with this application for definitive subdivision with standard construction with sidewalk on one side and wetland crossing. The applicant has just submitted for Stormwater and Wetlands review with the Conservation Commission. Mr. Laydon will verify with Board of Health that the applicant has submitted soil testing for the definitive plan.

Conservation Agent: Conservation prefers Cape Cod or sloped curbing throughout for the benefit of wildlife habitat present throughout the property.

Building Department: Mr. Berger has concerns with the slope of the driveways.

Department of Public Works: Mr. Crouse would like clarification on whether or not they are removing existing drainage structures at the corners of Appaloosa.

Fire Department: Mr. Charest would prefer a looped system for the fire hydrants and requests a plan indicating waterlines and fire hydrant locations for Bridle Ridge.

11 Taft Mill Road – RDA - Fence:

Department of Public Works: No comments at this time.

Fire Department: No comments at this time

General Business: Review Meeting Minutes: Meeting Minutes from the previous meeting on May 10, 2016 were discussed. Mrs. Mast made written edits. Mr. Charest noted clarification on the relocation of the fire hydrant on the Tufts property.

The Technical Review Meeting ended at 2:58 p.m.