



# TOWN OF GRAFTON

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## PLANNING BOARD

### PLANNING BOARD REPORT FOR ANNUAL TOWN MEETING AND SPECIAL TOWN MEETING MAY 13, 2019 WARRANT ARTICLES

The following information pertains to the Planning Board's report on Annual Town Meeting Articles 30, 31, 32, 33, 34, and 37, and Special Town Meeting Article 17. For any questions or information, contact the Planning Department at (508) 839-5335 ext. 1120.

#### **Planning Board Report for Article 30: ZBL 2019-01 Amendments to the Grafton Zoning Bylaws – Village Mixed Use**

At its meeting on March 25, 2019 the Grafton Planning Board conducted a public hearing to consider the proposed amendments to the Grafton Zoning Bylaw (ZBL) Section 12 entitled Village Mixed Use District by amending the title to read Village & Neighborhood Mixed Use District; by adding additional development types such as cottage, pocket neighborhoods, and cottage court; by adding design standards for buildings, open space, lighting, streets, and amenities; by creating frontage zones designating location of commercial uses; by deleting dimensional standards in Section 3.2.3.2 and adding a reference to their inclusion in Section 12; and by amending Section 3.2.3.1 entitled Use Regulation Schedule to rename Column heading "VMU" to read "VMU-SG" and by adding three residential use types: Pocket Neighborhood, Attached single family dwelling, and Mixed Use Building.

Board members present were Chairman Robert Hassinger, Vice Chairman Linda Hassinger, Clerk Sharon Carroll-Tidman, Members David Robbins and Michael Scully, and Associate Member Paul Monroe. No public comment on the article was received.

At the public hearing, the Town Planner reviewed the purpose of the article, which was to amend sections of the Zoning Bylaws associated with the Village Mixed Use District based on the recommendations of the Worcester Street Village Strategic Plan that was completed July 2017. The Planning Board began working on the development of a village zoning bylaw with funding provided through a State Planning Assistance Grant. The Planning Board held a series of public workshops to solicit neighborhood and community input for the development of a village bylaw. The village bylaw utilized the existing Village Mixed Use Bylaw, the proposed article incorporates language proposed through the Worcester Street Village Strategic Plan. The Article includes amendments that expand design criteria, allow additional development types, and creates a framework for utilizing the bylaw in other areas of town.

Based on the Board's deliberations on the merits of the proposed amendment, the Planning Board voted unanimously **TO RECOMMEND ACCEPTANCE** of Article 30.

**Planning Board Report for Article 31: ZBL 2019-02**  
**Amendment to the Grafton Zoning Bylaws,**  
**Village Mixed Use – Worcester Street Neighborhood Center (VMU\_WS)**

At its meeting on March 25, 2019 the Grafton Planning Board conducted a public hearing to consider the proposed amendments to the Grafton Zoning Bylaw (ZBL) Section 12 entitled Village Mixed Use District by amending ZBL Section 12.2.1.2 to create a new district entitled “Worcester Street Neighborhood Center (VMU-WS); to amend Section 3.1.2 entitled Zoning Map to include the properties located at 213, 215, and 217 Worcester Street, 1 and 29 Hawthorn Street, and 1 Joncas Terrace, as shown on the map entitled “Village and Neighborhood Center (VMU-WS) and on file with the Town Clerk; by adding a density schedule in Section 12.4.2.1; and by amending Section 3.2.3.1 entitled Use Regulation Schedule to add a new column VMU-WS.

Board members present were Chairman Robert Hassinger, Vice Chairman Linda Hassinger, Clerk Sharon Carroll-Tidman, Members David Robbins and Michael Scully, and Associate Member Paul Monroe. No public comment on the article was received.

At the public hearing, the Town Planner reviewed the purpose of the article was to rezone six (6) properties identified on the “Village and Neighborhood Center (VMU-WS)” map and as referenced above to Village and Neighborhood Mixed Use – Worcester Street Neighborhood Center (VMU-WS). This article rezones the area that was the subject of the Worcester Street Village Strategic Plan and implements recommendations of that plan. Based on input and feedback from the neighborhood that desired a continuation of existing mix use businesses and residential uses, the article rezones the area around 215 Worcester Street to encourage a mixed-use village center. Board members discussed the properties within the district and specifically whether the new gas station should be zoned Village Mixed Use. Member Carroll-Tidman objected to the gas station property being in the district because the bylaw does not allow gas stations. Other members stated the gas station would become a legal non-conforming use and recommended keeping the property within the district for consistency with the neighborhood and to enable future redevelopment in line with the bylaw and the plan.

Based on the Board’s deliberations on the merits of the proposed amendment, the Planning Board voted 4 to 1 **TO RECOMMEND ACCEPTANCE** of Article 31.

**Planning Board Report for Article 32: ZBL 2019-03**  
**Amendment to the Grafton Zoning Bylaws**  
**Village Mixed Use – Transit Village Neighborhood Center (VMU-TV)**

At its meeting on March 25, 2019 the Grafton Planning Board conducted a public hearing to consider the proposed amendments to the Grafton Zoning Bylaw (ZBL)Section 12 entitled Village Mixed Use District by amending ZBL Section 12.2.1.3 to create a new district entitled “Transit Village Neighborhood Center” (VMU-TV); to amend Section 3.1.2 entitled Zoning Map to include the properties located at 120, 122, and the front portion of 100 Westboro Road, as shown on the

map entitled “Transit Village Neighborhood Center (VMU-TV) and on file with the Town Clerk; by adding a density schedule in Section 12.4.2.1; and by amending Section 3.2.3.1 entitled Use Regulation Schedule to add a new column VMU-TV.

Board members present were Chairman Robert Hassinger, Vice Chairman Linda Hassinger, Clerk Sharon Carroll-Tidman, Members David Robbins and Michael Scully, and Associate Member Paul Monroe. No public comment on the article was received.

At the public hearing, the Town Planner stated the purpose of the article was to implement the recommendations of the 2017 North Grafton Transit Village Strategic Plan by rezoning the properties located at 120, 122, and the front portion of 100 Westboro Road from Office Light Industrial to Village and Neighborhood Center – Transit Village Neighborhood Center (VMU-TV). Completed in July 2017, the North Grafton Transit Village Strategic Plan recommended a number of zoning amendments to support the plan. The Plan envisioned a mixed-use village area centered around the commuter rail station with housing, retail, office, and pedestrian accommodations. The rezoning of the former Grafton State Hospital in the fall of 2017 was based on recommendations in the plan.

Based on the Board’s deliberations on the merits of the proposed amendment, the Planning Board voted unanimously **TO RECOMMEND ACCEPTANCE** of Article 32.

#### **Planning Board Report for Article 33: ZBL 2019-04**

#### **Amendment to the Grafton Zoning Bylaws, Section 3.2.3.1 Use Regulation Table to Permit Marijuana Retailers as a Special Permit Use within the Community Business (CB) Districts**

At its meeting on March 25, 2019 the Grafton Planning Board conducted a public hearing to consider the proposed amendments to the Grafton Zoning Bylaw (ZBL) Section 3.2.3.1 Use Regulation Table to permit Marijuana Retailers as a special permit use as indicated by “S” within the Community Business (CB) Districts.

Board members present were Chairman Robert Hassinger, Vice Chairman Linda Hassinger, Clerk Sharon Carroll-Tidman, Members David Robbins and Michael Scully, and Associate Member Paul Monroe. No public comment on the article was received.

At the public hearing, the Town Planner stated that the purpose of the article was to allow marijuana retailers as a special permit use within the Community Business District. The Town Planner said that a number of people have approached the town to open a retail shop but there was a lack of viable locations allowed under current zoning for a retailer to rent existing space. Board members discussed that Town Meeting in February 2018 did not pass the zoning article to include marijuana retailers in the Community Business District, though it did receive a majority of votes it did not receive the 2/3<sup>rd</sup> required.

Based on the Board’s deliberations on the merits of the proposed amendment, the Planning Board voted unanimously **TO RECOMMEND ACCEPTANCE** of Article 33.

**Planning Board Report for Article 34: ZBL 2019-05**  
**Amendment to the Grafton Zoning Bylaws, Section 5.2 entitled “Multi-Family Dwellings”**  
**by adding ZBL Section 5.2.3 Affordability Requirement**

At its meeting on March 25, 2019 the Grafton Planning Board conducted a public hearing to consider the proposed amendments to the Grafton Zoning Bylaw (ZBL) Section 5.2 entitled Multi-Family Dwellings to add a new Section 5.2.3 to require affordable units as part of projects greater than eight residential units.

Board members present were Chairman Robert Hassinger, Vice Chairman Linda Hassinger, Clerk Sharon Carroll-Tidman, Members David Robbins and Michael Scully, and Associate Member Paul Monroe. No public comment on the article was received.

At the public hearing the Town Planner explained that the existing Multi-Family Dwelling Bylaw has not affordability requirement. Since all units approved under the bylaw would be market rate, the Town will continue to fall behind in meeting it’s obligation to provide 10% of its housing stock as affordable and will leave the Town vulnerable to 40B development. The bylaw, that already allows for eight (8) units per acre, is proposed to be amended to require 20% of the units in an ownership development to be affordable and 25% of the units in a rental development to be affordable.

Based on the Board’s deliberations on the merits of the proposed amendment, the Planning Board voted unanimously **TO RECOMMEND ACCEPTANCE** of Article 34.

**Planning Board Report for Article 37: ZBL 2019-06**  
**Amendment to the Grafton Zoning Bylaws, Section 3.2.3.1 Use Regulation Table to Permit**  
**Marijuana Cultivation and Marijuana Manufacturing as a Special Permit Use within the**  
**Village Mixed Use District in South Grafton**

At its meeting on April 22, 2019 the Grafton Planning Board conducted a public hearing to consider a petitioner’s article that proposed amendments to the Grafton Zoning Bylaw, Section 3.2.3.1, Use Regulation Table to allow for the cultivation and manufacturing of marijuana related products in the Village Mixed Use Zoning District in South Grafton by Special Permit.

Board members present were Chairman Robert Hassinger, Vice Chairman Linda Hassinger, Clerk Sharon Carroll-Tidman, Members David Robbins and Michael Scully,

At the Public Hearing, the proponent of the petitioner’s article stated the article has been submitted to permit cultivation and manufacturing of marijuana products through the issuance of a special permit in the Village Mixed Use District in South Grafton. It was stated that the existing Farnumsville Mill is being looked at for a cultivation and manufacture facility, which would then provide the community with jobs and require significant investment and improvements to the mill building. The Town Planner stated that the article would enable the Planning Board broad ability

to review any proposal for a marijuana cultivation or manufacturing use within the District, in addition to the proposed mill site. It was noted that no retail use is proposed as part of the article. A member of the public voiced support for the article and the re-use of the mill.

Based on the Board's deliberations on the merits of the proposed amendment, the Planning Board voted unanimously **TO RECOMMEND ACCEPTANCE** of Article 37.

**Planning Board Report for Special Town Meeting Article 17: ZBL 2019-07  
Amendment to the Grafton Zoning Bylaws, Add Properties to Chapter 43D Priority  
Development Site Overlay District**

At its meeting on May 6, 2019 the Grafton Planning Board conducted a public hearing to consider an article that proposes to amend the "Town of Grafton - Zoning Map" ZBL Section 3.1.2 by zoning the following properties to "Chapter 43D Priority Development Site Overlay District": 230 Worcester Street (Map 25, Parcel 1), 244 Rear Worcester Street (Map 25, Parcel 2), and 244 Worcester Street (Map 35, Parcel 1) as shown on the plan entitled "Proposed Town of Grafton Zoning Map Amendment – Chapter 43D Priority Development Site Overlay District – Worcester Street" on file with the Town Clerk.

Board members present were Chairman Robert Hassinger, Vice Chairman Linda Hassinger, Clerk Sharon Carroll-Tidman, Members David Robbins and Michael Scully,

At the public hearing the Town Planner explained that the article proposes to include three parcels within the Chapter 43D Priority Development Overlay District. The parcels are owned by Wyman Gordon. It was stated the request to include the properties in the Chapter 43D Priority Site Development Overlay District does not change the permitted uses of the underlying district and that projects within the district are eligible to receive all permitting approvals within 180 days of submission of a complete application to the Town. During discussion on the article, the Board noted the two small westerly parcels should be excluded from the district and that 244 Worcester Street (Map 35, Parcel 1) be the only parcel contained in the Chapter 43D Priority Site Development Overlay District.

Based on the Board's deliberations on the merits of the proposed amendment, the Planning Board voted unanimously **TO RECOMMEND ACCEPTANCE** of Article 17 to include 244 Worcester Street (Map 35, Parcel 1) within the Chapter 43D Priority Site Development Overlay District.