



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1201 • FAX (508) 839-4602
www.grafton-ma.gov

SELECT BOARD
(AMENDED)
GOALS MEETING AGENDA
Tuesday, January 10, 2023
7:00PM
Conference Room G

CALL TO ORDER

- 1. 244 Worcester Street Permit Transfer Request**
- 2. Discuss the Select Board's Goals**

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SELECT BOARD
GRAFTON, MA

January 4, 2023

Colleen Roy, Chair
Grafton Board of Selectman
30 Providence Road
Grafton MA 01519

Justin Wood, Chair
Grafton Planning Board
30 Providence Road
Grafton, MA 01519

RE: 244 Worcester Street, Grafton, Massachusetts
43D Priority Development Special Permit (SP2021-05) Site Plan Approval (the "Permit")
Applicant: Garofalo & Associates, Inc.

Dear Chairpersons Roy and Wood:

Reference is made to my correspondence to each of you dated December 7, 2022 and my subsequent conversation with Ginny S. Kremer in her capacity as Town Counsel.

In light of certain delays that apparently occurred in the receipt of my letter by the Planning Board, the Applicant has agreed to waive the twenty (20) business day time limit set forth in Massachusetts General Laws Chapter 43(D) and extend same to Tuesday, January 10th.

I look forward to the opportunity to appear before the Planning Board on January 9th to discuss the request for allowance of the transfer.

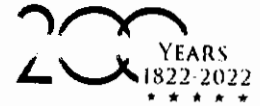
Should you have any further questions please do not hesitate to contact me.

Very truly yours,



Mark L. Donahue
Fletcher Tilton PC
The Guaranty Building
370 Main Street, 11th Floor
Worcester, MA 01608
Tel: 508.459.8029
Email: mdonahue@fletchertilton.com

DEC 8 2022



SELECT BOARD
GRAFTON, MA

December 7, 2022

Colleen Roy, Chair
Grafton Board of Selectman
30 Providence Road
Grafton MA 01519

Justin Wood, Chair
Grafton Planning Board
30 Providence Road
Grafton, MA 01519

RE: 244 Worcester Street, Grafton, Massachusetts
43D Priority Development Special Permit (SP2021-05) Site Plan Approval (the "Permit")
Applicant: Garofalo & Associates, Inc.

Dear Chairpersons Roy and Wood:

Please be aware that this office represents Garofalo & Associates, Inc. with regard to the above referenced Special Permit. Our client had been previously retained by Churchill & Banks to pursue the above reference Application.

The original Applicant and Churchill & Banks intend to proceed with the acquisition of the property subject to the Special Permit in January 2023. Consistent with that transfer, the Applicant seeks to transfer the Permit to C & B 99 Chestnut, LLC, a Rhode Island limited liability company having a principal place of business at 10 Greene Street, Providence Rhode Island. Pursuant to the provisions of Section 11.10 of the Grafton Zoning Bylaw, a Chapter 43D Priority Development Permit requires the approval of the appropriate Issuing Authority for the transfer.

We would respectfully request that written confirmation that the Permit may be transferred as indicated above.. We further request that the authorization include specific language authorizing any subsequent transfer of the Permit to any person, firm or entity holding legal title to the property which is the subject of the Permit at 244 Worcester Street, Grafton, Massachusetts.

The Request to Transfer constitutes a Permit Modification and, therefore, shall be governed by the provisions of 400 CMR 2.10 and 400 CMR 2.11.

Please feel free to contact me with any questions. For your convenience, draft approval correspondence is attached.

Very truly yours,

FletcherTilton.com

Fletcher Tilton PC
Attorneys at law

Colleen Roy, Chair
Justin Wood, Chair
December 7, 2022
Page 2

Please feel free to contact me with any questions. For your convenience, draft approval correspondence is attached.

Very truly yours,



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Email: mdonahue@fletchertilton.com

MLD/mmp
Enclosure

January __, 2023

Samuel S. Hemingway
Garofalo & Associates Inc.
85 Corliss Street
Providence, RI 02904

RE: 244 Worcester Street, Grafton, Massachusetts
43D Priority Development Special Permit (SP2021-05) Site Plan Approval (the "Permit")
Applicant: Garofalo & Associates, Inc.

Dear Mr. Hemingway:

In response to the correspondence of your council, Mark L. Donahue of Fletcher Tilton PC dated December __, 2022, this correspondence will confirm the approval for transfer of the above reference permit to C&B 99 Chestnut, LLC, a Rhode Island limited liability company. Further, this correspondence will confirm the approval of the Grafton Planning Board and the Grafton Board of Selectman for subsequent automatic transfer to any person, firm or entity holding record title to the property subject to the Permit.

Grafton Board of Selectman

By:

Grafton Planning Board

By: