



PLANNING DEPARTMENT

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1120 • FAX (508) 839-4602
planningdept@grafton-ma.gov
www.grafton-ma.gov

RECEIVED TOWN CLERK
GRAFTON, MA

2023 FEB - 1 11 PM 4:12

APPLICATION FOR SPECIAL PERMIT

Application No. SP2023-01/SPA

APPLICANT & PROPERTY OWNER INFORMATION

NAME 18 & 22 Donahue Lane, LLC
STREET 14 Stub Toe Lane CITY/TOWN Southborough
STATE MA ZIP 01772 TELEPHONE 508-284-8244
NAME OF PROPERTY OWNER (if different from Applicant) Same as Applicant
Deed recorded in the Worcester District Registry of Deeds Book 68189 Page 276

SITE INFORMATION:

STREET AND NUMBER 18 & 22 Donahue Lane
ZONING DISTRICT Office Light Industrial ASSESSOR'S MAP 26 LOT #(S) 2 & 2A
LOT SIZE 8.07 acres FRONTAGE 208.4 feet
CURRENT USE Contractors Yard

RECEIVED

PROJECT/PLAN INFORMATION:

PLAN TITLE Proposed Site Plan of 18 & 22 Donahue Lane
PREPARED BY (name/address of PE/Architect) Connorstone Engineering, Inc. FEB - 1 2023
DATES December 12, 2022

Planning Board
Grafton, MA

Use for which Special Permit is sought: (refer to § 3.2.3.1 of the Zoning Bylaw - Use Regulation Table)
Section 3.2.3.1, Use Regulation Table - Contractors Yard within OLI Zoning District "S"

Cite all appropriate sections of the Zoning By-Law which pertain to this Application, Use and Site:

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for a SPECIAL PERMIT to be granted by the Planning Board and certifies that to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete.

Applicant's Signature [Signature] Date: 12/8/22

Property Owner's Signature (if not Applicant) Date:



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APPLICATION FOR SITE PLAN APPROVAL

Application No. SP2023-01/SPA

APPLICANT NAME: 18 & 22 Donahue Lane, LLC

STREET 14 Stub Toe Lane CITY/TOWN Southborough

STATE MA ZIP 01772 TELEPHONE 508-284-8244

PROPERTY OWNER NAME: 18 & 22 Donahue Lane

STREET 14 Stub Toe Lane CITY/TOWN Southborough

STATE MA ZIP 01772 TELEPHONE 508-284-8244

Deed recorded in the Worcester District Registry of Deeds Book 68189 Page 276

CONTACT PERSON'S NAME: Michael Macura

TELEPHONE 508-284-8244

SITE INFORMATION:

STREET AND NUMBER 18 & 22 Donahue Lane

ZONING DISTRICT Office Light Industrial ASSESSOR'S MAP 26 LOT #(S) 2 & 2A

LOT SIZE 8.07 Acres FRONTAGE 208.4 feet

CURRENT USE Contractors Yard

PLAN INFORMATION:

PLAN TITLE Proposed Site Plan of 18 & 22 Donahue Lane

PREPARED BY Connorstone Engineering, Inc.

DATE PREPARED December 12, 2022 REVISION DATE none

Describe proposed changes / additions: Proposed Contractors Yard including new 12,000 square foot building

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for approval of the above entitled SITE PLAN by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete and that said PLAN conforms with the requirements of the Zoning By-Law of the Town of Grafton.

Applicant's Signature [Signature] Date: 12/18/22

Property Owner's Signature (if not Applicant) _____ Date: _____



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TREASURER / COLLECTOR

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input checked="" type="checkbox"/> Septic System	_____	<input checked="" type="checkbox"/>
<input type="checkbox"/> Building - Electric	_____	_____	<input checked="" type="checkbox"/> Conservation	_____	<input checked="" type="checkbox"/>
<input type="checkbox"/> Building - Plumbing	_____	_____	<input checked="" type="checkbox"/> Planning	_____	<input checked="" type="checkbox"/>
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

MICHAEL MACURA

Petitioner Name

MACURA REALTY TRUST

Property Owner / Company Name

14 STUBBINS LN

Petitioner Address

18 DONATUVE LANE

Property Address

SOUTH BOROUGHS, MA 01772

City, State, Zip

Grafton, MA

City, State, Zip

508 3306408

Phone

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property	✓		
Motor Vehicle Excise	✓		
Disposal			✓
General Billing			✓

Thomas Merolli

Treasurer / Collector Name (please print)

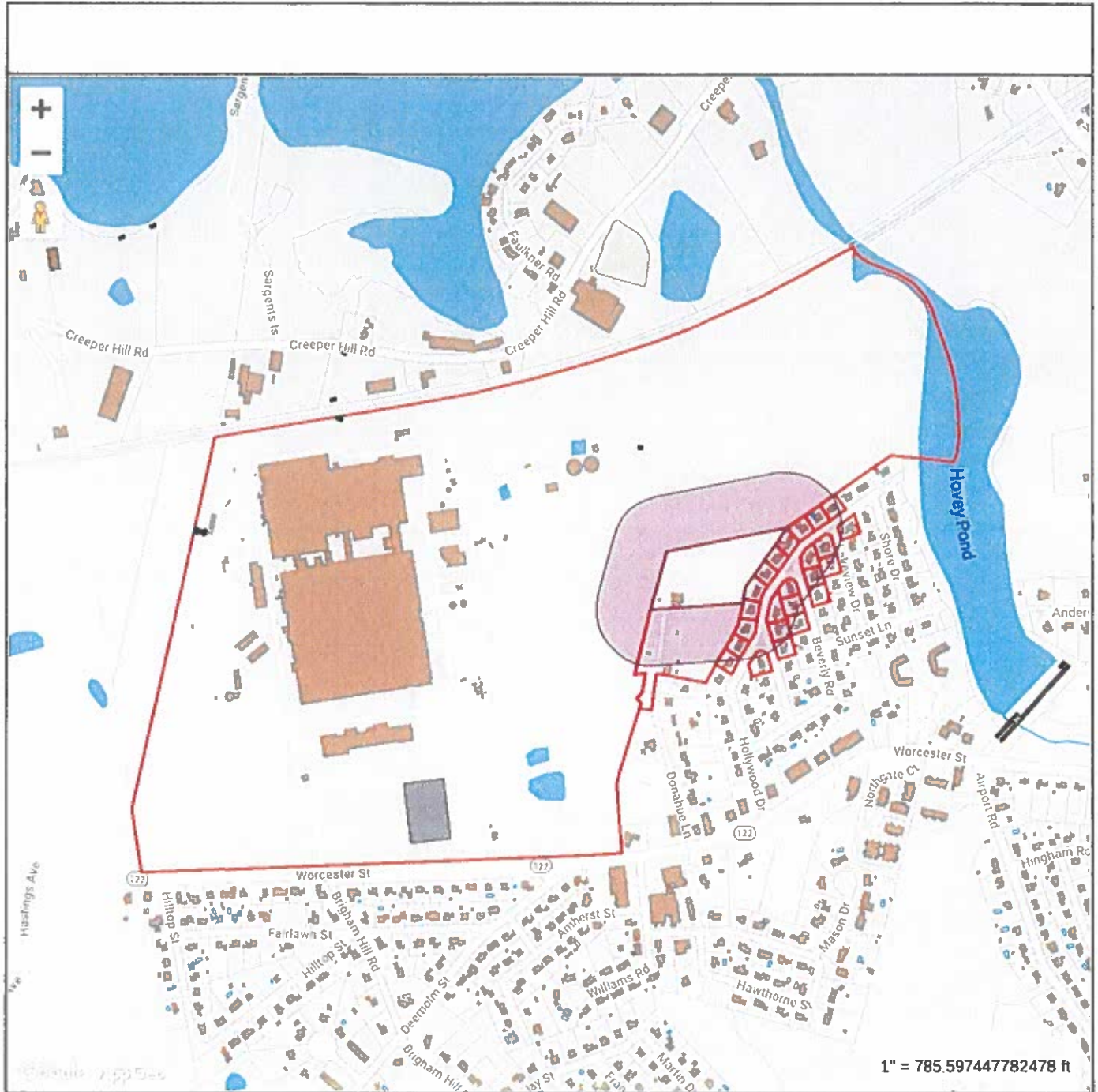
[Signature]

Treasurer / Collector Signature

1/9/23

Date

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	ADDRESS 2	CITY	ST	ZIP	BK	PG
026.0-0000-0063.0	21 BEVERLY ROAD	HAMILTON, GREGORY STUART		21 BEVERLY ROAD		N GRAFTON	MA	01536	63897	358
026.0-0000-0021.0	23 HOLLYWOOD DRIVE	BLAIS ADAM M	BLAIS EMILY J	23 HOLLYWOOD DRIVE		GRAFTON	MA	01519	67512	95
026.0-0000-0018.0	17 HOLLYWOOD DRIVE	NGUYEN, ELINA THINGA	NGUYEN, MANH HUY	17 HOLLYWOOD DRIVE		N GRAFTON	MA	01536	64871	167
026.0-0000-0068.0	8 JORDAN TERRACE	LANE JR, THOMAS D	LANE, GAIL L	8 JORDAN TERRACE		N GRAFTON	MA	01536	66102	293
026.0-0000-0024.0	29 HOLLYWOOD DRIVE	DAVID JOYCE M TRUSTEE	THE DAVID FAMILY REVOCABLE TRUST - 2021	29 HOLLYWOOD DRIVE		N GRAFTON	MA	01536	66082	221
026.0-0000-0019.0	19 HOLLYWOOD DRIVE	ROLFE, JOHN ALDEN		19 HOLLYWOOD DRIVE		N GRAFTON	MA	01536	62626	44
026.0-0000-0002.0	18 DONAHUE LANE	18 & 22 DONAHUE LLC		14 STUB TOE LANE		SOUTHBOROUGH	MA	01772	68189	302
026.0-0000-0055.0	28 HOLLYWOOD DRIVE	MCCORMICK HOLLY		28 HOLLYWOOD DRIVE		N GRAFTON	MA	01536	58035	220
026.0-0000-0057.0	24 BEVERLY ROAD	MCCORMICK MARY T		24 BEVERLY ROAD		N GRAFTON	MA	01536	57480	298
026.0-0000-0056.0	26 BEVERLY ROAD	CRUZ REYNALDO & QUINONES-CRUZ	RL CRUZ FAMILY TRUST	26 BEVERLY ROAD		N GRAFTON	MA	01536	52440	215
026.0-0000-0064.0	23 BEVERLY ROAD	GAUTHIER CASEY R		23 BEVERLY ROAD		N GRAFTON	MA	01536	53882	123
026.0-0000-0025.0	31 HOLLYWOOD DRIVE	GALLAGHER DEBORAH E LIFE ESTATE	GALLAGHER JAMES J TRUSTEE	GALLAGHER FAMILY TRUST		N GRAFTON	MA	01536	48676	82
026.0-0000-0054.0	2 LAKEVIEW DRIVE	CARTER GILLIAN K		2 LAKEVIEW DRIVE		N GRAFTON	MA	01536	48426	163
026.0-0000-0020.0	21 HOLLYWOOD DRIVE	BOURASSA DAVID C	BOURASSA GAIL L	21 HOLLYWOOD DRIVE		N GRAFTON	MA	01536	45744	220
026.0-0000-0066.0	22 HOLLYWOOD DRIVE	KENNEDY JOHN F	KENNEDY MARY ANNE	22 HOLLYWOOD DRIVE		N GRAFTON	MA	01536	31442	138
026.0-0000-0017.0	15 HOLLYWOOD DRIVE	MERRILL CARON C		15 HOLLYWOOD DRIVE		N GRAFTON	MA	01536	23973	232
026.0-0000-0067.0	10 JORDAN TERRACE	SNOW PETER E	LOUIS JANET M	10 JORDAN TERRACE		N GRAFTON	MA	01536	20608	364
026.0-0000-0075.0	7 JORDAN TERRACE	RENZONI JOHN V	RENZONI PAMELA A	7 JORDAN TERRACE		N GRAFTON	MA	01536	19562	56
026.0-0000-0023.0	27 HOLLYWOOD DRIVE	GRAVES SEAN, TIMOTHY & EMILY TRUSTEES	GRAVES FAMILY IRREV. GRAFTON RE TRUST	27 HOLLYWOOD DRIVE		N GRAFTON	MA	01536	22105	215
026.0-0000-0065.0	25 BEVERLY ROAD	CLARK JAMES H	CLARK TERESA M	25 BEVERLY ROAD		N GRAFTON	MA	01536	12437	108
026.0-0000-0053.0	4 LAKEVIEW DRIVE	BILLINGS GERALD R	BILLINGS VALERIE A	4 LAKEVIEW DRIVE		N GRAFTON	MA	01536	12366	255
026.0-0000-0022.0	25 HOLLYWOOD DRIVE	CARELLI PAUL K	CARELLI CYNTHIA E	25 HOLLYWOOD DRIVE		N GRAFTON	MA	01536	9643	88
026.0-0000-0026.0	33 HOLLYWOOD DRIVE	EGAN, ROBERT N & AUDREY L TRUSTEES	EGAN FAMILY REVOCABLE TRUST	33 HOLLYWOOD DRIVE		N GRAFTON	MA	01536	68506	200
035.0-0000-0001.0	244 WORCESTER STREET	WYMAN GORDON CO	ATTN: PAT RANA	244 WORCESTER STREET		N GRAFTON	MA	01536	7481	368
026.0-0000-0027.0	35 HOLLYWOOD DRIVE	ROWE GORDON T	ROWE KATHLEEN	35 HOLLYWOOD DRIVE		N GRAFTON	MA	01536	5380	167
026.0-0000-0044.0	36 HOLLYWOOD DRIVE	CAMYRE JAMES E	CAMYRE JANET M	36 HOLLYWOOD DRIVE		N GRAFTON	MA	01536	5314	457
026.0-0000-0002.A	22 DONAHUE LANE	18 & 22 DONAHUE LLC		14 STUB TOE LANE		SOUTHBOROUGH	MA	01772	68189	276



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of Grafton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 3/23/2021
Data updated 3/23/2021

Print map scale is approximate.
Critical layout or measurement activities should not be done using this resource.

PROJECT NARRATIVE

**18-22 Donahue Lane
Grafton MA 01519**

Connorstone Engineering, Inc.

Site Location

The subject site consists of two 4.0 acre parcels of land (8 acres total) located at 18 Donahue Lane in the Town of Grafton, MA. The site is shown on assessor's map 26 as parcels 2 and 2a, and is within the Office/Light Industrial Zoning District.

Existing Conditions / Use

The existing use of the site is a Contractor's Yard currently operated by the applicant. This includes two existing buildings (#18 and #22) along with associated gravel yard/storage areas, parking, driveways, utilities, etc. Based upon assessor's information, the existing buildings were constructed around 1940 and 1972. The developed areas are general concentrated in the westerly half of the site off the end of Donahue Lane. The easterly half of the site is currently undeveloped and wooded. The existing site contains a total 86,225 square feet of impervious surfaces, plus 47,725 square feet of stockpile areas.

Proposed Work & Description of Uses

The proposed use is for a Contractor's Yard, which would require a Special Permit within the Office Light Industrial Zoning District. The plans have included a proposed 12,000 square foot building and 118,000 square foot storage yard. The storage yard would include a paved driveway access and parking areas around the building with gravel surface storage areas beyond the limits of pavement. The existing building to the rear of the site (existing address #22) would be maintained and utilized as an accessory structure (garage). All other existing structures would be removed. The overall post development impervious area would be 154,310 square feet.

The typical hours of operation would be Monday through Saturday from 7:00 am to 7:00 pm, and typical operations would have a maximum of 20 employees on the largest shift. The traffic patterns and activity would essentially be similar to the existing conditions since the applicant would continue a similar use and operation as the existing conditions.

Site landscaping has been provided in areas to enhance screening to the abutting properties on Hollywood Drive. The landscaping would include an earthen berm with 6'-8' evergreen planted along the berm at 15' intervals. An undisturbed wooded area was also preserved along the easterly perimeter. The proposed side and rear setback to a residential district also exceeds the minimum zoning requirements (100' required, 115' proposed). Site lighting has been provided through wall packs on the proposed building.

Proposed Utilities / Water Line Extension:

The proposed project will also include extension of an 8-inch water main along the entire length of Donahue Lane from Worcester Street (Route 122) to the subject site. The water line extension will include 960 linear feet of 8-inch cement lined ductile iron water line, two hydrants spaced at 500 foot intervals, and allow service connections to the abutting properties. Available information shows the existing water supply includes a 1-inch main supplying #4-12 Donahue Lane and a 2-inch main servicing #14 with no hydrants for fire protection. The on-site water supply system would include a hydrant placed within 100 feet of the proposed building's fire department connection, a domestic service connection, and a fire protection service.

The proposed building would be serviced by a proposed on-site septic system to be located to the west of the proposed building. Soil testing was performed with the Board of Health to verify suitable soil conditions and depth to groundwater. The testing showed a sandy loam soil texture with percolation rates of 32 and 54 minutes per inch.

Site Access / Parking

The proposed site plans have provided a paved Tee turnaround at the end of Donahue Lane, which has been sized to allow the turning movement of emergency vehicles. The current existing conditions dead ends with no turn around space or accommodations.

Site access would then be provided through a 30 foot wide paved driveway leading to the proposed building and contractor's yard area. The paved pad then extends around the perimeter of the building to provide a stabilized parking area and travel lane. The plans have provided 26 parking spaces (including 2 handicapped accessible spaces), which meets the 25 spaces required under the bylaws.

The existing property also includes a 20 foot wide right of way extending in a north/south direction from the end of Donahue Lane to the abutting property owned by Wyamn Gordon Corp. This right of way is current a gravel surface running through the existing yard areas. The proposed plan would continue to provide the required access through the right of way with no structures or other obstructions. The unpaved areas would be maintained as a gravel surface.

Wetland Regulations and Mitigation:

Wetland resource areas have been delineated along the westerly boundary of the site. These areas include a perennial stream, bordering vegetated wetlands, flood plain, and riverfront area. The wetlands were delineated by Oxbow Associates in May of 2022. Under the current conditions the buffer zone and riverfront area is disturbed and predominantly covered with a gravel surface. The proposed plans have provided a 22,000 square foot area of buffer and riverfront mitigation. The areas of existing gravel and disturbance between the right-of-way and the edge of wetland would be restored to a natural state and planted with the native conservation mix. The remaining areas of the 200 foot riverfront area on the upgradient side of the right-of-way would be converted from gravel storage yard to vegetated stormwater basin areas, except for the driveway pad and gravel turnout pad adjacent to the existing garage to remain.

The 100 year flood elevations are based upon the most recent FEMA mapping and are shown as Flood Hazard Area A and correlate to the 359 contour elevation. All proposed work has been maintained above this elevation and outside the 100 year flood plain.

Construction Period

During construction the typical work hours would be Monday through Saturday from 7:00 am to 7:00 pm. The site would result in a net earthwork cut (export) of approximately 33,000 cubic yards. The predominant truck routes during the earthwork operations would be north of Route 122. Erosion and sedimentation controls would be provided throughout the construction period including temporary sediment basin(s), perimeter erosion barriers, slope stabilization, and dust control.

Proposed Stormwater Management:

The existing site conditions do not contain a stormwater system, and runoff flows via sheet flow toward the downgradient wetland areas along the westerly property line. The overall contributing tributary area includes the residential lots along Hollywood Drive, on-site wooded areas, and the existing gravel yard.

The proposed development will increase the site impervious area by 68,085 square feet. In order to mitigate the runoff from the increased impervious area, two large infiltration basins have been proposed downgradient of the development area. The basins have been designed to accept runoff from the access drive, paved parking areas, and gravel storage yard. These areas would be collected by a typical catch basin to manhole piped drainage system and conveyed to either of the two basins. Runoff would be pre-treated prior to entering the infiltration basins Water Quality Structures (Stormceptor) designed to provide both oil/gas separation and 80% TSS removal. The overall stormwater management system would provide greater than 90% TSS removal, 60% phosphorus removal, recharge in excess of the minimum requirements. The system would also mitigate the rate and volume of runoff to below pre-development levels.

The existing right-of way and proposed tee turnaround would constitute the re-development portion of the site work and would be designed to match the existing conditions with discharge via dispersed sheet flow. Improvements to water quality in this area would be provided through the creation of a large vegetated buffer in the restoration area, reducing impervious areas in proximity to the wetland, and converting the more trafficked areas from gravel to pavement, which would reduce the annual sediment load.

The proposed site has been designed to meet the Massachusetts Stormwater Standards and the Grafton Stormwater Regulations. Additional description of the standards is provided later in the Stormwater Report.

List of Waiver Requests

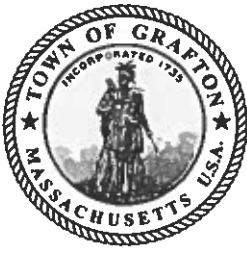
for

**18-22 Donahue Lane
Grafton, MA**

Grafton Zoning Bylaw Section 8.2 – Traffic Study

A waiver has been requested from the requirements to provide a traffic study for uses requiring a special permit with site plan review. The applicant currently utilized the site as a contractor's yard, and the proposed use would continue with that same use. A new or different use has not been proposed and the traffic generation, timing, and pattern would be similar to that of the existing conditions.

18-22 Donahue Lane
SPECIAL PERMIT & SITE
PLAN APPROVAL



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PLANNING BOARD

WAIVER REQUEST FORM

Please select the waivers you are requesting, followed by a brief explanation as to why the waiver is needed:

Site Plan Requirements (Section 1.3.3.3.d.)

A Site Plan prepared by a professional architect or registered professional engineer, at a scale of one inch equals forty feet (1" = 40'), or at such other scale as may be necessary to show all detail clearly and accurately. Sheet sizes shall not exceed twenty-four inches by thirty-six inches (24" x 36"), and shall not be less than eleven inches by seventeen inches (11" x 17"). If multiple sheets are used they shall be accompanied by an index sheet showing the entire parcel at an appropriate scale.

[Click here to enter text.](#)

(1.) Name and address of the person(s) submitting the application;

[Click here to enter text.](#)

(2.) Name and address of the owner(s) of the subject property(ies), if different;

[Click here to enter text.](#)

(3.) Present use(s) of the land and description and use(s) of existing building(s) thereon, if any;

[Click here to enter text.](#)

(4.) Proposed use(s) of the land;

[Click here to enter text.](#)

(5.) Proposed use(s) of existing buildings, if any;

[Click here to enter text.](#)

(6.) Description and proposed use(s) of the proposed building(s), if any;

[Click here to enter text.](#)

(7.) Zoning District(s) in which the parcel is located, including floodplain, if applicable;

[Click here to enter text.](#)

(8.) Locus Map (scale of 1"=1,000') and north arrow;

[Click here to enter text.](#)

(9.) Title Block containing: name of the project; applicant; property owner; property address and Assessor's Map/Lot number; date (with revisions); name, address and phone number, and the signature and seal of the professional architect or engineer preparing the plan;

[Click here to enter text.](#)

(10.) Wetlands, Ponds, Streams, or other water bodies, including all applicable buffer zones;

[Click here to enter text.](#)

(11.) Ownership of all abutting land and approximate location of buildings, driveways, and parking areas thereon within a maximum distance of two hundred feet (200') of the property lines;

[Click here to enter text.](#)

(12.) Existing and proposed topography at two-foot (2') elevation intervals;

[Click here to enter text.](#)

(13.) All property lines of the subject property, and all setbacks of buildings and parking areas from said lines, and existing and proposed easements, if any;

[Click here to enter text.](#)

(14.) Extent and type of all existing and proposed surfaces (pervious and impervious) on the property, including specific materials;

[Click here to enter text.](#)

(15.) Lot coverage calculations showing percentage of buildings, percentage of pavement, and percentage of open space/ landscaped areas;

[Click here to enter text.](#)

(16.) Parking calculations for proposed use(s), including all existing use(s) that will continue to exist on the property, if applicable;

[Click here to enter text.](#)

(17.) Calculations of the volume of earth material to be removed or filled on the property, and delineation of the location(s) of such activity;

[Click here to enter text.](#)

(18.) Driveways and driveway openings/entrances;

[Click here to enter text.](#)

(19.) Parking and loading spaces;

[Click here to enter text.](#)

(20.) Service areas and all facilities for screening;

[Click here to enter text.](#)

(21.) Landscaping;

[Click here to enter text.](#)

(22.) Lighting;

[Click here to enter text.](#)

(23.) Proposed signs (business, traffic, etc.);

[Click here to enter text.](#)

(24.) Sewage, refuse and other waste disposal;

[Click here to enter text.](#)

(25.) Stormwater management facilities (drainage);

[Click here to enter text.](#)

(26.) All structures and buildings associated with the proposed and existing use(s) on the property;

[Click here to enter text.](#)

(27.) Exterior storage areas and fences;

[Click here to enter text.](#)

(28.) Utilities and their exterior appurtenances (e.g., fire connections);

[Click here to enter text.](#)

(29.) Provisions for dust and erosion control;

[Click here to enter text.](#)

(30.) Any existing vegetation;

[Click here to enter text.](#)

Stormwater Management Hydrological Study (Section 1.3.3.3.e.)

A stormwater management hydrological study prepared in accordance with the *Rules and Regulations Governing the Subdivision of Land: Grafton, Massachusetts* (Sections 3.3.3.19 and 4.7.8).

[Click here to enter text.](#)

Earthwork Calculations (Section 1.3.3.3f.)

A report, if applicable, showing calculations of the volume of earth material to be removed from or delivered to the site, including a description of such removal or fill activity. Depending upon the volume of material to be removed or filled, the Planning Board may require the Applicant to submit additional information (if not submitted in the report) regarding, but not limited to, the following: the hours of fill/removal activity; proposed route(s) of transporting materials to and from the site; and measures for dust and erosion control (both on- and off-site) for the proposed activity.

[Click here to enter text.](#)

Written statements from the following:

[Click here to enter text.](#)

(1.) The engineer and/or architect preparing the plans indicating that the building(s) and site have been designed to comply with the performance standards set forth in Section 4.2 of the Zoning By-Law.

[Click here to enter text.](#)

(2.) The applicant(s) and owner(s) of the property indicating that the building(s) and site will be maintained, and the activities on the site will be conducted in accordance with the performance standards set forth in Section 4.1 of the Zoning By-Law.

[Click here to enter text.](#)

Traffic Study (Section 8.2)

A traffic study shall be submitted with each application for a subdivision of greater than 20 units, special permit or special permit with site plan review, or where required by the Planning Board, unless otherwise waived by a four-fifths (4/5) vote of the SPGA.

[Click here to enter text.](#)

Grafton Zoning Bylaw Section 8.2 – Traffic Study

A waiver has been requested from the requirements to provide a traffic study for uses requiring a special permit with site plan review. The applicant currently utilized the site as a contractor's yard, and the proposed use would continue with that same use. A new or different use has not been proposed and the traffic generation, timing, and pattern would be similar to that of the existing conditions.