



**PLANNING
BOARD**

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

M E M O R A N D U M

TO: The Grafton Planning Board
FROM: Fiona Coughlan, Town Planner
CC: Natalia Alward, Planning Assistant (via email)
DATE: March 8, 2023
SUBJECT: Approval Under Subdivision Control Not Required Plan (ANR 2023-04) – 61
Wesson Street, Willard House Clock Museum, Inc. (applicant/owner).
Approval Under Subdivision Control Not Required Plan (ANR 2023-05) – 62
Wesson Street, Willard House Clock Museum, Inc. (applicant/owner).

I am forwarding a memorandum outlining the Planning Department's initial review of this application. The applicant submitted both applications on March 2, 2023, and is scheduled to appear before the Planning Board on March 13, 2023. The Town Planner contacted the applicant with these concerns on March 8, 2023. Please contact me if you have any questions by phone at 508-839-5335 x1402, or by email at coughlanf@grafton-ma.gov.

CONCERNS WITH ANR 2023-04 & ANR 2023-05:

- **61 Wesson Road ANR:**
 - Wetlands in the top right corner are not indicated on the plan (see Town's GIS).
 - The original site plan for this property shows different frontage measurements than what is on the ANR (older - 245.95 ft vs. newer - 243.95 ft)
 - Other measurements slightly vary from what is on the original site plan. The Town Planner inquired with the Applicant if they had the land surveyed to get their figures. For example, the parcel boundary between Lots 7 and 8 say 240.48 ft in the original plan, but is 244 ft in the ANR plan (see attached).
 - The Town Planner asked to more clearly indicate that Lot 1 was formerly part of Lot 8.
 - The Town Planner asked that the acreage be added to each parcel on the plan.
 - The Town Planner asked that line measurements for Lots 6 and 7 that are missing be added.
 - The Town Planner asked that Willard St. is shown on the plan.
 - The Town Planner asked the applicant to provide a legend that clearly defines the lines and what they indicate, particularly what existed before vs. what will exist after, i.e., the dotted lines represent all merged parcels in common ownership.
 - The Town Planner asked why Lots 4 and 5 are labeled as non-buildable, as they will be made buildable with frontage on Willard St ownership is combined.
 - The Town Planner asked the applicant to state the owners for each parcel on the plan or confirm in the Purpose Statement more clearly.



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- The Town Planner asked the applicant to provide the new lot area of the parcels in common ownership on the plan.
- **62 Wesson Road ANR:**
 - The Town Planner asked the applicant to define the status of Magnolia Lane on the plan.
 - The Town Planner asked the applicant to add the square footage for Lot 3.
 - The Town Planner indicated that the reference to Plan Book 766 Page 85 is for the subdivision abutting 62 Wesson.
 - The Town Planner asked the applicant to provide the old lot area of the site on the plan for reference.
 - The Town Planner asked the applicant to provide a legend that clearly defines the lines and what they indicate.

We encourage the applicant to come before the Board on March 13, 2023, and discuss the project and the information stated in this initial review.

Thank you.

Fiona Coughlan
Town Planner