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

PLANNING BOARD

RECEIVED TOWN CLERK
GRAFTON, MA

2022 MAR 16 AM 11:55

Minutes of Meeting
Grafton Planning Board
December 13, 2021

A regular meeting of the Grafton Planning Board was held on December 13, 2021 and conducted via in-person and remote participation, Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chair David Robbins, Vice-Chair Justin Wood, Clerk Linda Hassinger, Members Robert Hassinger and Prabhu Venkataraman and Associate Member Maura McCormack. Staff present was Town Planner Christopher McGoldrick and Natalia Alward.

Chair Robbins called the meeting to order at 7:00 p.m.

1. PUBLIC INPUT

None.

2. ACTION ITEMS

A. Determination of Minor Modification (SP 2016-16.2) – 104 Creeper Hill Road, Metrowest Engineering, Inc. / 104 Creeper Hill Road, LLC.

Brian Nelson, of Metrowest Engineering, Inc., and Andy Russo, applicant, were present.

Mr. Nelson stated that the plans were for the construction of a single-story 60' x 80' cold storage building for vehicles, with no basement. It would be about 9.5 feet from an existing right-of-way.

Mr. Hassinger recalled some contention from a neighbor or neighbors in the past.

Mr. Russo stated that he had spoken with the neighbors and they said that they were in favor of the project.

The Board would like to see written letters of support from the abutting neighbors. The matter was informally deferred to the Board's next meeting.

B. Deliberation and Acceptance Vote - Subdivision Control Rules and Regulations Revisions.

A public hearing was held, and comments were received from Vanasse Hangen Brustlin, Inc. There was no public input.

MOTION was made by Mr. Wood, **SECOND** by Mr. Hassinger, to approve the Subdivision Control Rules and Regulations, as presented. Roll Call Vote: Mr. Wood, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye and Mr. Robbins, aye. **MOTION** carried unanimously, 5 to 0.

3. GENERAL BUSINESS

A. Bills

MOTION was made by Mr. Hassinger, **SECOND** by Mr. Wood, to approve the invoices, as presented. Roll Call Vote: Mr. Wood, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye and Mr. Robbins, aye. **MOTION** carried unanimously, 5 to 0.

4. PUBLIC HEARINGS

A. Request for Preliminary Plan Approval (PP 2021-02), 340 & 348 Providence Road, Robert Canty / Robert and Marianne Canty (applicant/owner.

As per the Board's request at the last meeting, the revised plans were completed and submitted; they are posted as Exhibit 12.

MOTION was made by Mr. Hassinger, **SECOND** by Mr. Wood, to close the public hearing and direct staff to prepare a draft decision. Roll Call Vote: Mr. Wood, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye and Mr. Robbins, aye. **MOTION** carried unanimously, 5 to 0.

B. Request for Preliminary Plan Approval (PP 2021-01), 124 North Street Rear, 73 Rear Old Westboro Road, 4 Rear Village Lane and 25 Magnolia Lane, Circle Assets, LLC / Marybeth Realty Trust, Magnolia Farms Association Trust and Circle Assets, LLC (applicant/owners). *Continued from November 22, 2021.*

The developer is still conducting discussions with abutter regarding the driveway and had submitted a written public hearing continuance request for continuance to December 27, 2021.

MOTION was made by Mr. Wood, **SECOND** by Mr. Hassinger, to grant the written request to continue the public hearing to December 27, 2021, subject to the Board's possible request for authorization to continue the public hearing to January 10, 2022. Roll Call Vote: Mr. Wood, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye and Mr. Robbins, aye. **MOTION** carried unanimously, 5 to 0.

C. Request for Special Permit (2021-05/SPA) and Site Plan Approval, 244 Worcester Street, Churchill & Banks, LLC / Wyman Gordon Company (applicant /owner). *Continued from October 25, 2021.*

Mark Donahue, of Fletcher & Tilton, stated that there have been substantial changes since the last hearing session. The reserved parking is to be in compliance with zoning requirements, the building has been reduced to 331, 700 square feet, the height was reduced to 36 feet and the façade has been altered. The peer review reports from Graves Engineering and MDM Transportation have been received and will be reviewed.

Mr. Hassinger stated that there have been many individuals concerned about having the site cleaned up before any approvals are granted.

Richard Baccari, of Churchill and Banks, stated that the site had been deemed clean from an environmental development standpoint. He added that he can only speak to this section of the site.

Mr. Venkataraman inquired about passenger car equivalency.

Scott Thornton stated that he did not have those numbers with him, but that he can address that in his response to the MDM report.

The issues of benefit to the Town, costs imposed on the Town and State road maintenance were brought up. Mr. McGoldrick will check with MassDOT regarding the latter.

Jim Shannon, 237 Brigham Hill Road, stated that what happens on this section of land would affects the rest of the property, including holding ponds, water filtration, etc.

Leighann Gagnon, 17 Maplewood Drive, commented on the pollution aspect, home values, traffic impact and the possibility and effects of a left turning lane. She also requested that a wall or screening trees be considered along Rt. 122.

A resident from 6 Donahue Lane stated that there was 167 cubic yards of magnesium thorium buried on the Wyman Gordon property, which could be disturbed.

Chris Lacasse, 19 Maplewood Drive, felt that the traffic study take a further look at the Mass Pike entrance and Bridge Street and the possible increase in the accident rate. He stated that automation increases efficiency not the number of employees. He asked that the Board take a hard look at the compatibility issue.

Wilfred Fairbanks, 4 Donahue Lane, was concerned that the plans called for 70 truck bays and 67 storage trailers. He asked if this project and the plans had been brought before the MassDOT.

Rosemarie Boulanger, 10 Fairlawn Street, asked who would be liable if the diesel truck emissions got into the groundwater. She inquired as to where the stormwater drainage pipes were located and whether vegetation was placed over them. She also wanted to know what was in the winter road treatment mixes.

Bella Thornton, 15 Maplewood Drive, voiced concern for the groundwater and the wear on the roadways.

Amy Thornton, 15 Maplewood Drive, stated that there were 9 roads and 23 businesses between the town line and the post office. She added that she did not understand what the benefit to the Town would be.

Mr. McGoldrick responded to Mr. Woods question on emissions, that emissions are regulated by the Registry of Motor Vehicles. He added that the understanding was that this was a clean site. He also referred to the stormwater report and peer review as regards the total runoff for the property, etc.

Jason Nishanian, 6 Donahue Lane, stated that each truck individually would pass an emissions standard/test; however, 70 trucks in one area is a different matter.

Edward Prisby, 25 Daniel Drive, stated that there were a number of town departments/board collaborating on this project.

Leighann Gagnon, 17 Maplewood Drive, was concerned about property values and asked if there would be any buffering on the state-owned land strip along Rt. 122.

Sandy Nelson, 13 Maplewood Drive, commented on the property values going down, truck idling, the traffic and that there was no good way to make a left-hand turn onto the property.

Mr. Wood made a motion to extend the meeting beyond 10:00 p.m. The motion was not seconded.

Mark Donahue made a verbal request to continue the public hearing to January 24, 2022 at 7:30 p.m.

MOTION was made by Mr. Hassinger, **SECOND** by Mr. Wood, to grant the verbal request to continue the public hearing to January 24, 2022, provided that a written request will be submitted. Roll Call Vote: Mr. Wood, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye and Mr. Robbins, aye. **MOTION** carried unanimously, 5 to 0.

MOTION was made by Mrs. Hassinger, **SECOND** by Mr. Hassinger, to extend the meeting beyond 10:00 p.m. Roll Call Vote: Mr. Wood, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye and Mr. Robbins, aye. **MOTION** carried unanimously, 5 to 0.

5. DISCUSSION ITEMS

A. Review of Draft Budget

Mr. McGoldrick reviewed the draft budget with the Board. He stated that the overtime line item was increased, a staff planner at $20.00/hour was added and instate travel was added back in as a line item. He also said that he was anticipating some time off later in the year and had budgeted in an interim planner position to fill in for that time period.

B. LRRP Funding Assistance Grant

There is a maximum of two projects for which funding can be requested and December 17th is the submittal deadline. He said that he had received input from the Chair, but was looking for additional input from Board members, if any.

C. Review Responsibilities for Open Space and Recreation Plan (OSRP) Action Items

Mr. Robbins asked Board members to review the document and consider whether they agree on the items that the Planning Board was assigned the lead or supporting role and whether there are any other action items where the Planning Board should have additional responsibility.

D. Master Plan Update

Mr. Robbins said that he had reviewed the recommendations in the twenty-year-old Master Plan; there were 195 "unique" recommendations made. Of the 195 recommendations, 71 had nothing done with them, 33 were completed, 18 were ongoing, 8 were partly done, 8 were abandoned and not relevant, and 57 that he had not ascertained the status of as yet. He will continue reviewing the document.

Mr. McGoldrick stated that he completed the first draft of a request for proposals (RFP) for phase one of the project and has forwarded it to the Town Administrator. He is inclined to go ahead and write RFPs for all three phases for consistency in the process, contingent upon Town Meeting funding.

Mr. Wood suggested that there be an outreach effort to other communities to find out what they had done and to see whether in retrospect they would change anything.

3. GENERAL BUSINESS (continued)

B. Minutes of Previous Meetings

MOTION was made by Mr. Wood, **SECOND** by Mr. Hassinger, to accept the minutes of November 8, 2021, as presented. Roll Call Vote: Mr. Wood, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye and Mr. Robbins, aye. **MOTION** carried unanimously, 5 to 0.

C. Staff Report

Mr. McGoldrick stated that he is working on the Tier 2 Complete Streets application, which is due on April 1, 2022. He has consulted with Central Mass Planning Commission (CMRPC); they have provided draft copies of the scope and memorandum of understanding.

Mr. McGoldrick said that he is also working on a zoning bylaw draft for the Spring Town Meeting; it would include outdoor dining regulations and updates to the marijuana regulations.

Mr. McGoldrick stated that most of the staff review of the Hazard Mitigation Plan update have been completed and that the consultant is working on the final touches.

6. Reports from Planning Board Representatives on Town Committees and CMRPC

Mr. Venkataraman stated that the library ribbon cutting ceremony was to be held on Friday at 11 a.m.

Mr. Hassinger stated that Central Mass Regional Planning Commission (CMRPC) had completed their town assessments; staff can check with them for Grafton's assessment for the upcoming fiscal year.

7. ADJOURNMENT

MOTION was made by Mr. Hassinger, **SECOND** by Mr. Wood to close this meeting. Roll Call Vote: Mr. Wood, aye; Mr. Hassinger, aye; Mrs. Hassinger, aye; Mr. Venkataraman, aye and Mr. Robbins, aye. **MOTION** carried unanimously 5 to 0. The meeting was adjourned at 10:27 p.m.

These minutes were approved by the Planning Board on: January 24, 2022