

**DECISION  
GRAFTON PLANNING BOARD**

**PRELIMINARY PLAN APPROVAL**

**“GREAT ROCK ROAD” SUBDIVISION  
340-348 Providence Road**

**Robert and Marianne Canty (Applicant/Owner)**

Decision of the Grafton Planning Board (hereinafter the Board) on the petition of Robert and Marianne Canty (hereinafter the APPLICANT/OWNER), 340-348 Providence Road, Grafton MA 01560, for Preliminary Plan Approval of a five-lot residential subdivision on property located at 340-348 Providence Road (Grafton Assessor’s Map 124, Lot 57 & 54A) owned by the APPLICANT by deed recorded at the Worcester District Registry of Deeds, Book 60557, Page 71 and Book 42062, Page 35.

**I. BACKGROUND**

The above referenced Application for a Preliminary Plan Approval (hereinafter Application) was submitted on September 15, 2021. Notice of the public meeting and the subject matter thereof was sent to abutters by First Class Mail. The public meeting on the Application was opened on October 25, 2021. Following public input the meeting was closed on December 13, 2021.

The following Board members were present throughout the public meeting: Chairman David Robbins, Vice Chairman Justin Wood, Clerk Linda Hassinger, Members Robert Hassinger and Prabhu Venkataraman, and Associate Member Maura McCormack. At the meeting Norman Hill of Land Planning and the Applicant were present to discuss the Application. At the public meeting, all those wishing to speak to the petition were heard. The record of the proceedings and submissions upon which this decision is based may be referred to in the Office of the Town Clerk or in the Office of the Planning Board.

**II. SUBMITTALS**

The following items were submitted to the Board for its consideration of this application:

- EXHIBIT 1. Original Application Submission, received September 15, 2021 to include the following:
- a. Application for Approval of a Preliminary Plan, signed by Robert Canty, dated September 7, 2021, 1 page.
  - b. Certificate of Good Standing, signed by Beth Schrottman, dated September 14, 2021, 1 page.
  - c. Abutters List for 340 & 348 Providence Road, dated September 7, 2021, signed by Cody Herd, Data Collector, 4 pages.
  - d. Letter dated September 15, 2021, from Norman Hill, PE, to the Planning Board, entitled: “Project Description Narrative”, 1 page.
  - e. Waiver Request Form, dated September 15, 2021, 2 pages.
  - f. Environmental and Community Impact Analysis (ECIA), undated and unattributed, 5 pages.

- g. Plan: Aerial Image, and Soil Map Overlay, prepared by Land Planning, Inc., 214 Worcester Street, N. Grafton, MA 01536, 1 sheet.
- EXHIBIT 2. Plan: “Preliminary Subdivision Plan, Great Rock Rd.” dated September 3, 2021, prepared by Land Planning, Inc., 214 Worcester Street, N. Grafton, MA 01536, 4 sheets.
- EXHIBIT 3. Public Meeting Notice, stamped by Town Clerk on October 7, 2021, 1 page.
- EXHIBIT 4. Public Comment: Leah Cameron, Conservation, email dated October 19 2021, 1 page.
- EXHIBIT 5. Public Comment: Katrina Koshivos, Zoning Board of Appeals, email dated October 19 2021, 1 page.
- EXHIBIT 6. Public Comment: Michael Killeen, Fire Department, email dated October 19 2021, 1 page.
- EXHIBIT 7. Public Comment: Nancy Connors, Health Department, email dated October 25 2021, 1 page.
- EXHIBIT 8. Public Hearing Continuance Request, dated October 28, 2021, signed by Norman Hill, 1 page.
- EXHIBIT 9. Peer Review: “Great Rock Road Subdivision”, dated November 5, 2021, prepared by Graves Engineering, Inc. 100 Grove Street, Worcester, MA 01605.
- EXHIBIT 10. Public Hearing Continuance Request, dated November 9, 2021, signed by Norman Hill, 1 page.
- EXHIBIT 11. Letter from Norman Hill, Land Planning, Inc., 214 Worcester Street, N. Grafton, MA 01536, to the Grafton Planning Board, dated November 17, 2021, 1 page.
- EXHIBIT 12. Plan: “Preliminary Subdivision Plan, Great Rock Rd.” dated September 3, 2021, revised November 17, 2021, prepared by Land Planning, Inc., 214 Worcester Street, N. Grafton, MA 01536, 4 sheets.

### **III. FINDINGS**

At their meeting of **January 10, 2021**, after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Grafton Planning Board (motion by **[MEMBER]**, seconded by **[MEMBER]**) voted **[ ](X)** in favor and **[ ](X)** opposed to make the following Findings:

- F1. That this Application is for Preliminary Plan Approval (Exhibit 1), consisting of five (5) new lots proposed for the construction of new single-family structures, and one (1) existing lot which will contain the existing single-family structure at 340 Providence Road.
- F2. That the subject Site is located in a Medium Density Residential (R-20) as shown on the Plans identified within the EXHIBITS 2 and 12 of this Decision. The site is located within the Water Supply Protection Overlay District.
- F3. The Applicant proposes lots be supplied by Town Water and Sewer.

- F4. That determinations regarding the following Findings are based upon the plans identified in this Decision, which are preliminary in nature, as well as the materials and information submitted and presented in association with the Application.
- F5. That determinations regarding the following Findings are predicated upon the submission and approval of plans developed substantially as shown on the relevant Plans identified within the EXHIBITS of this Decision, and conform to this Decision and the Rules and Regulations Governing the Subdivision of Land: Grafton, Massachusetts (revised through 12-13-21, hereinafter Rules and Regulations), except where modified by this Decision, and also conform to all applicable Federal, State and other Local regulations.
- F6. That determinations regarding the following Findings are also predicated upon satisfying all of the conditions stated within this Decision, and any subsequent definitive plan conditions of approval.
- F7. That the submission of the Preliminary Subdivision Plan submitted by the Applicant (EXHIBIT #12) depicts a total of five (5) new lots.
- F8. That the Applicant has not requested waivers from the Subdivision Rules and Regulations (see EXHIBIT #1e).
- F9. That during the public meeting the Board and the Applicant reviewed the existing conditions of the site. The site is approximately 4.67 acres in Grafton.

**V. DECISION and CONDITIONS**

At their meeting of **January 10, 2021**, after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Grafton Planning Board (motion by **[MEMBER]**, seconded by **[MEMBER]**) voted  (X) in favor and  (X) opposed to **APPROVE/DENY** the Applicant's application for a Preliminary Plan in accordance with Section 3.2 of the Rules and Regulations with Conditions as noted below.

- 1. The Board finds that the final Preliminary Plan submitted for consideration (EXHIBIT #12) substantially conformed with the criteria set forth in the Subdivision Rules & Regulations.
- 2. The Applicant shall be advised of the Fire Department's minimum requirements as outlined in EXHIBIT #6 and shall ensure design of Definitive Plans remain in compliance.
- 3. The Applicant shall be advised of the Conservation Commission requirements as outlined in EXHIBIT #4 and shall apply for any additional permits, as required, prior to submittal of a Definitive Plan.
- 4. The Applicant shall be advised of the Graves Engineering Peer Review comments as outlined in EXHIBIT #9 and shall make appropriate revisions prior to submittal of a Definitive Plan.

**DATE OF FILING OF DECISION: BY ORDER OF THE BOARD**

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Christopher J. McGoldrick, Town Planner

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Date

cc: Applicant /Owner

- Owner
- Graves Engineering
- Building Inspector

- Board of Health
- Assessor
- Grafton Water District

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