

COPY



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

2018 JUL -2 AM 9:09

Handwritten initials

APPLICATION FOR SPECIAL PERMIT

Application No. SP 2018-10/SPA

APPLICANT & PROPERTY OWNER INFORMATION

NAME Town of Grafton
STREET 30 Providence Road CITY/TOWN Grafton
STATE MA ZIP 01519 TELEPHONE 508-839-5335
NAME OF PROPERTY OWNER (if different from Applicant)
Deed recorded in the Worcester District Registry of Deeds Book 30447 Page 60

SITE INFORMATION:

STREET AND NUMBER 48 Old Westboro Road
ZONING DISTRICT R40 ASSESSOR'S MAP 48 LOT #(S) 12
LOT SIZE 46.99 Acres FRONTAGE 1705 ft
CURRENT USE undeveloped brush land/ successional forest

PROJECT/PLAN INFORMATION:

PLAN TITLE Town of Grafton, DPW Facility
PREPARED BY (name/address of PE/Architect) Weston & Sampson Engineers, 5 Centennial Dr., Peabody, MA 01960
DATES 6/22/2018

Use for which Special Permit is sought: (refer to § 3.2.3.1 of the Zoning Bylaw - Use Regulation Table):

Municipal Uses Voted by Town Meeting
Public Storage area or Buildings such as those for road salt and sand and municipal vehicles

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

Sections: 1, 2.1, 3.1, 3.2, 3.3, 4.1, 4.2, and 8.

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: 6/25/18
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Property Owner's Signature (if not Applicant) Date:

JUN 27 2018

PLANNING BOARD
GRAFTON, MA

EXHIBIT 1 a.

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APPLICATION FOR SITE PLAN APPROVAL

Application No. SP2018-10/SPA

APPLICANT NAME: Town of Grafton

STREET 30 Providence Road CITY/TOWN Grafton

STATE MA ZIP 01519 TELEPHONE 508-839-5335

PROPERTY OWNER NAME: Town of Grafton

STREET 30 Providence Road CITY/TOWN Grafton

STATE MA ZIP 01519 TELEPHONE 508-839-5335

Deed recorded in the Worcester District Registry of Deeds Book 30447 Page 60

CONTACT PERSON'S NAME: Andy Deschenes, DPW Project Manager

TELEPHONE 508-839-5335

SITE INFORMATION:

STREET AND NUMBER 48 Old Westboro Road

ZONING DISTRICT R40 ASSESSOR'S MAP 48 LOT #(S) 12

LOT SIZE 46.99 Acres FRONTAGE 1705 ft

CURRENT USE undeveloped brush land/ successional forest

PLAN INFORMATION:

PLAN TITLE Town of Grafton, DPW Facility

PREPARED BY Weston & Sampson Engineers, Inc.

DATE PREPARED 6/22/2018 REVISION DATE

Describe proposed changes / additions:

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.

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Applicant's Signature [Signature] Date: 6/25/18

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

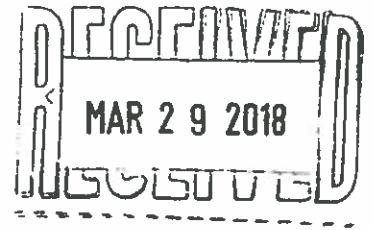
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EXHIBIT 1b.



TOWN OF GRAFTON
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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 type="checkbox"/> Septic System	_____	✓
<input type="checkbox"/> Building - Electric	_____	✓	<input type="checkbox"/> Conservation	_____	✓
<input type="checkbox"/> Building - Plumbing	_____	✓	<input type="checkbox"/> Planning	_____	✓
<input type="checkbox"/> Board of Health	_____	✓	<input type="checkbox"/> Other	_____	✓

Other Permit: _____

Weston & Sampson Engineers- Mel Higgins
 Petitioner Name

Town of Grafton
 Property Owner / Company Name

5 Centennial Drive
 Petitioner Address

30 Providence Road
 Property Address

Peabody, MA, 01960
 City, State, Zip

Grafton, MA
 City, State, Zip

978-532-1900 ext.2332
 Phone

EXHIBIT 1c.

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

T. HAPPEY
 Treasurer / Collector Name (please print)

T. Haphey
 Treasurer / Collector Signature

3/29/18
 Date

COPY

Weston & Sampson

5 Centennial Drive, Peabody, MA 01960
Tel: 978.532.1900

June 26, 2018

Mr. Joseph Laydon
Town Planner
Town of Grafton
Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

Re: **Grafton DPW Facility - 48 Old Westboro Road
Special Permit and Site Plan Written Description**

Dear Mr. Laydon:

Weston & Sampson and the Town of Grafton (Town) Department of Public Works (DPW) is pleased to present this Special Permit and Site Plan Review application for a new DPW facility. The new facility is proposed at 48 Old Westboro Road. The existing DPW Facility is past its useful life, and the Town is proposing a new facility to meet its current needs. Please find provided below a description of the proposed DPW facility:

- The proposed site is currently undeveloped land located on a 46.99-acre lot owned by the Town of Grafton. The Town is proposing to use approximately 6.4-acres of this lot for the new facility. The site's main building will be approximately 33,800 square feet (SF), which provides space for administrative functions, employee facilities, workshops, vehicle maintenance, vehicle wash, and vehicle/equipment storage. The site will also have a 4,800 SF hi-arch gambrel timber framed salt shed, a diesel vehicle fueling system, outside material bulk storage bins, a public recycling drop off area, and stormwater control and treatment features. The project will include several bid alternates, which will be subject to available funding. The bid alternates will include: an approximate 4,520 SF addition to the vehicle/equipment storage garage, a fuel island canopy with fire suppression, a salt shed canopy and select vehicle maintenance equipment.
- The Facility currently has twelve (12) employees consisting of two (2) Mechanics, nine (9) Highway Department employees, and one (1) Superintendent. The typical hours of operation for the facility, and all employees, are Monday through Friday, 7:00am to 3:30pm. However, one of the duties of the DPW is to conduct snow and ice fighting operations during winter months. During snow/ice fighting events, DPW employees may be required to work throughout the night, where they will be mostly out on the road plowing and salting, with periodic trips back to the facility for fuel and salt. The DPW employees will also work overtime as needed to respond to emergencies related to infrastructure repair and public safety.
- The Facility will be expected to receive periodic bulk deliveries of salt, propane and diesel fuel for the onsite salt shed, propane heating system, and vehicle fueling system respectively. The salt shed is sized to hold about one year's worth of salt, which equates to about 2,900 tons of salt. The shed will be filled during non-winter months utilizing trailer trucks, and it is estimated that about 140 trailer truck salt deliveries will be made during the off-season. The deliveries will be spread out and made during off-peak traffic hours, to help prevent any impacts to traffic. During the winter months, the salt that is used will be replenished if needed. Winter deliveries will also be spread out and made during off-peak traffic hours. For propane, deliveries are expected every 3-4 weeks during the winter months, with less frequent deliveries for the rest of the year. The facility will receive diesel fuel deliveries approximately monthly throughout the winter, with less frequent deliveries during the spring, summer and fall.

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EXHIBIT 1d.

JUN 27 2018

PLANNING BOARD
GRAFTON, MA

- Approximately twenty residents per day will use the public recycling drop off area during weekdays, with up to fifty residents on a Saturday. The recycling containers in the drop off area will be swapped out about once per week.
- The Facility will have a fluids storage room equipped with a concrete floor sloped to a concrete sump to provide containment for hazardous materials. The fluid storage room will have bulk storage fluid containers that range from 280 gallon tanks to 55 gallon drums for the following fluids: 5W-40 engine oil, 5W-20 Engine oil, hydraulic oil, automatic transmission fluid, anti-freeze, and other typical vehicle maintenance fluids. These fluids will be used for the maintenance of the fleet, and will be restricted to the fluid storage room and vehicle/equipment maintenance areas within the building. All areas within the building where hazardous materials are either used or stored will be equipped with concrete floors sloped to either a containment sump or to floor drains which will discharge to an oil water separator and then to an underground double-walled industrial wastewater tight tank. The double-walled tight tank will be fiberglass for corrosion resistance, and will be equipped with continuous electronic monitoring of the tank interstitial space for leaks. In addition, the tank will be registered with the Department of Environmental Protection (DEP) and will meet or exceed all DEP requirements.
- A 5,000 gallon double-walled aboveground diesel tank will also be utilized to fuel Town vehicles. This tank will be double-walled impact resistant steel, and will include continuous electronic monitoring of the interstitial space for leaks. The diesel fueling system will be designed and constructed in accordance with DEP regulations and the Massachusetts Comprehensive Fire Safety Code.
- The proposed facility does not have any significant potential for future changes except for the possibility of expansion of the vehicle storage garage. As an example, the DPW currently has one employee for every 10 miles of road, as such there is no reason to expect more than an increase in two to four employees over the next thirty years, and capacity to accommodate these employees is built into the facility. The base bid for the project includes a 29,280 SF building. As mentioned above, there is a bid alternate to provide an addition to the vehicle storage garage which would add 4,520 SF, giving a total building footprint under this project of 33,800 SF. Also, if needed in the future, the site has been designed to accommodate another addition to the vehicle storage garage in the amount of 5,500 SF. The limits of the possible vehicle storage garage expansion are shown on the site plan.


A request for a waiver to the Planning Department Hydrological Study requirements is attached, as the more stringent Conservation Commission Hydrological Study requirements were met with the application for a Stormwater Management Permit, submitted on June 19th. In addition, a variance for the Salt Shed height will be submitted to the Zoning Board of Appeals, along with separate permit applications to the Board of Health for the water supply well and the septic system.

The attached application was prepared in accordance with the standards and recommendations provided in the Town of Grafton Zoning By-laws (By-laws), with the exception of the Salt Shed height and the Hydrological Study, which meets the more stringent Conservation Commission requirements, as described above. If you have any questions or would like to discuss this further, please do not hesitate to contact Mr. James Fair at (978) 532-1900, ext. 2334, or Mr. Andy Deschenes at 508-839-5335.

Sincerely,

WESTON & SAMPSON ENGINEERS, INC.

James R. Fair, P.E.
Team Leader / Project Manager

TOWN OF GRAFTON

 Andy Deschenes
 DPW Project Manager

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Weston & Sampson

5 Centennial Drive, Peabody, MA 01960 (HQ)
Tel 978.532.1900

MEMORANDUM

TO: Grafton Planning Board
FROM: James Fair (Engineer) and Paul Cournoyer (Applicant)
DATE: June 22, 2018
SUBJECT: Compliance Statements for Grafton DPW Submission

As the engineer of record, I certify that the buildings and site included in this submission for the Grafton DPW Highway Facility have been designed to comply with the performance standards set forth in Section 4.1 of the Zoning By-Law.



James Fair, P.E.

Weston & Sampson Engineers, Inc.

As the applicant, I certify that the buildings and site included in this submission for the Grafton DPW Highway Facility 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.



Paul Cournoyer,

Grafton DPW Director

westonandsampson.com
Offices in: MA, CT, NH, VT, NY, NJ, PA, SC & FL

EXHIBIT 1e.

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MAY - 2 2018

BOARD OF ASSESSORS

Request for Abutters List

GRAFTON
 ASSESSORS

Date of Request: 5/2/2018 Date List Needed: 5/21/2018

Requested by: Tyler Cofelice Phone: 978-977-0110 x 2299

Name of Property Owner: Town of Grafton

Street Address of Property: 48 Old Westboro Road, Grafton MA, 01519

Map: 2048 Block: _____ Lot: 12

REASON FOR LIST:

Hearing before the Zoning Board of Appeals	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Hearing before the Planning Board	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Hearing before the Conservation Commission	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Other: _____

REASON FOR HEARING - (please check)

Variance Scenic Road Title 5 Special Permit Subdivision

Other: _____

RADIUS FOR ABUTTERS - (please check one)

Immediate 300 Feet Upon, along, across or under **RECEIVED**

LABELS

Two Sets of Labels will be provided if needed: Yes No
 (Planning Board requires 2 sets of Labels)

JUN 27 2018

PLANNING BOARD
 GRAFTON, MA

Office Use Only

Date List Prepared: 5-3-18 Address Labels Prepared: 5-3-18

Fee Charged: \$ 0 Amt. Paid: _____ \$ Date: 5-2-18

Check: # _____ Cash: \$ _____ Money Order: \$ _____

Revised: 1/22/2014

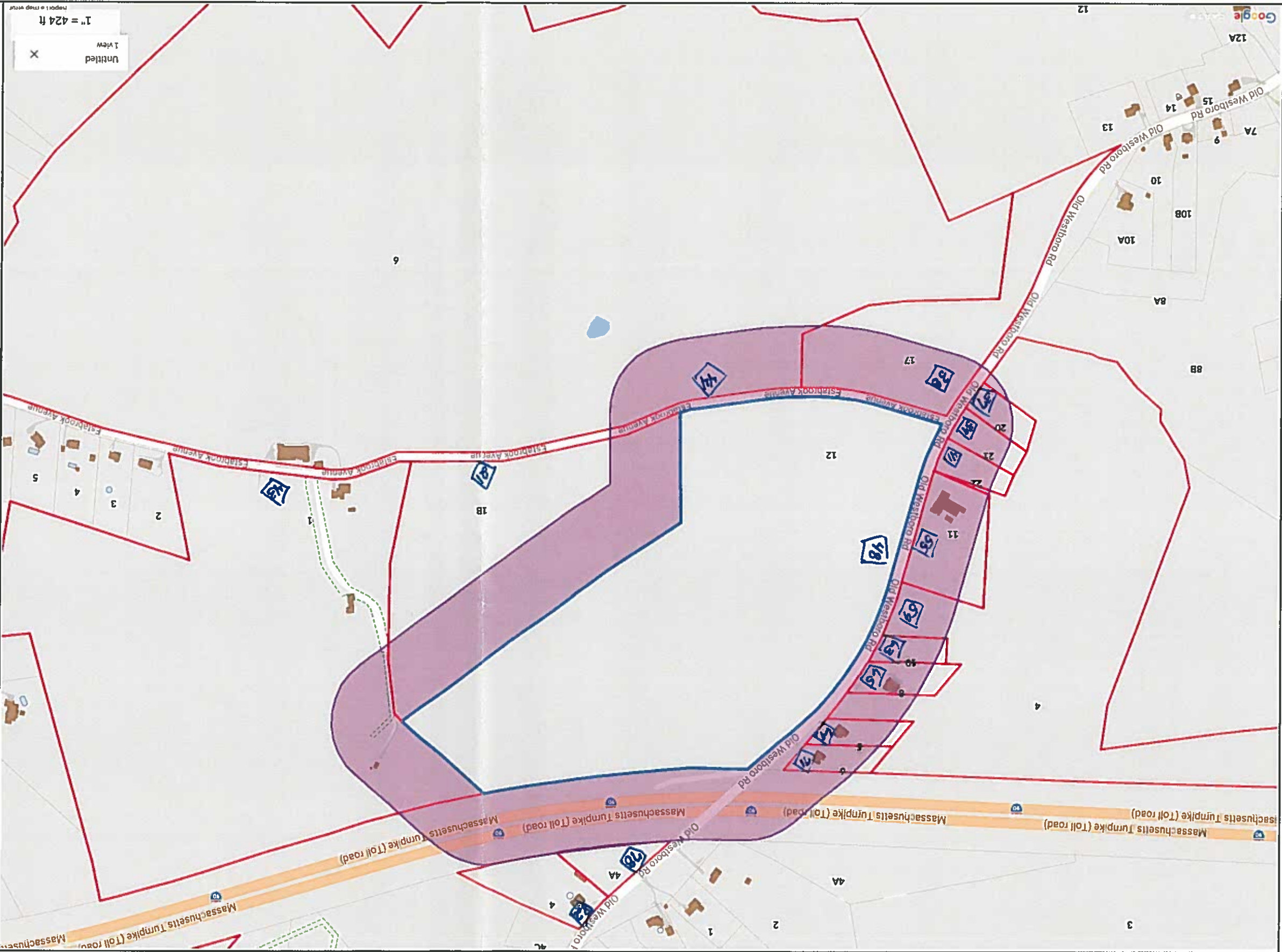
EXHIBIT 1f.

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP	BK	PG
110/031.0-0000-0015.0	94 OLD WESTBORO ROAD	FOSSUM GRAFTON FARM INC		94 OLD WESTBORO ROAD		N GRAFTON	MA	01536	47188	242
110/039.0-0000-0001.0	77 OLD WESTBORO ROAD	DONAHUE TODD D	DONAHUE AMY BETH	77 OLD WESTBORO ROAD		N GRAFTON	MA	01536	26685	0003
110/039.0-0000-0004.0	59 OLD WESTBORO ROAD	KNOWLTON PATRICIA K TRUSTEE	KNOWLTON FARMS NOMINEE TRUST	43 ESTABROOK AVENUE		GRAFTON	MA	01519	35401	344
110/039.0-0000-0005.0	69 OLD WESTBORO ROAD	BOISVERT JAMES M		69 OLD WESTBORO ROAD		N GRAFTON	MA	01536	53740	335
110/039.0-0000-0006.0	71 OLD WESTBORO ROAD	NOGUERA ENERIA	GALVIS RICHARD	71 OLD WESTBORO ROAD		N GRAFTON	MA	01536	39427	26
110/039.0-0000-0008.0	85 OLD WESTBORO ROAD	FEDERAL NATIONAL MORTGAGE		P.O. BOX 650043		DALLAS	TX	75265	57833	384
110/039.0-0000-0009.0	7 STOCKWELL FARM ROAD	COOLBAUGH BRIAN L		7 STOCKWELL FARM ROAD		N GRAFTON	MA	01536	34836	78
110/039.0-0000-0010.0	63 OLD WESTBORO ROAD	STEINBERG MARSHA KNOWLTON		12515 REVERENCE WAY		CYPRESS	TX	77429	35544	379
110/040.0-0000-0001.0	79 OLD WESTBORO ROAD	OFTEN MATHEW	OFTEN LAURA	79 OLD WESTBORO ROAD		N GRAFTON	MA	01536	42441	253
110/040.0-0000-0002.0	88 OLD WESTBORO ROAD	HARRINGTON JOHN C JR	TEBO GAIL A	DAVID D. DYSZKO LIFE ESTATE	86 OLD WESTBORO ROAD	N GRAFTON	MA	01536	22618	338
110/040.0-0000-0003.0	86 OLD WESTBORO ROAD	TEBO GAIL ANN	HARRINGTON JOHN C JR	86 OLD WESTBORO ROAD		N GRAFTON	MA	01536	17032	55
110/040.0-0000-0004.A	78 OLD WESTBORO ROAD	FRAUMENI ALFRED		354 MAIN STREET		WAKEFIELD	MA	01880	42275	355
110/040.0-0000-0004.C	84 OLD WESTBORO ROAD	NIRO DANA H	HENDERSON CRYSTAL	82 OLD WESTBORO ROAD		N GRAFTON	MA	01536	50505	113
110/040.0-0000-0006.0	81 OLD WESTBORO ROAD	BROWNE MARK		85 OLD WESTBORO ROAD		N GRAFTON	MA	01536	11508	230
110/040.0-0000-0007.0	85 OLD WESTBORO ROAD	BROWNE MARK S	BROWNE CAROLYN A	85 OLD WESTBORO ROAD		N GRAFTON	MA	01536	15131	267
110/040.0-0000-0008.0	7 STOCKWELL FARM ROAD	COOLBAUGH BRIAN L		7 STOCKWELL FARM ROAD		N GRAFTON	MA	01536	34836	78
110/048.0-0000-0011.0	55 OLD WESTBORO ROAD	KNOWLTON PATRICIA K TRUSTEE	KNOWLTON FARMS NOMINEE TRUST	43 ESTABROOK AVENUE		GRAFTON	MA	01519	35401	337
110/048.0-0000-0017.0	38 OLD WESTBORO ROAD	KNOWLTON PATRICIA K TRUSTEE	KNOWLTON FARMS NOMINEE TRUST	43 ESTABROOK AVENUE		GRAFTON	MA	01519	35401	337
110/048.0-0000-0020.0	37 OLD WESTBORO ROAD	KLOCEK GREGORY M	KLOCEK ALICIA	37 OLD WESTBORO ROAD		GRAFTON	MA	01519	49249	350
110/048.0-0000-0021.0	39 OLD WESTBORO ROAD	KLOCEK JESSICA L		39 OLD WESTBORO ROAD		GRAFTON	MA	01519	35401	342
110/048.0-0000-0022.0	41 OLD WESTBORO ROAD	STEINBERG MARSHA KNOWLTON		12515 REVERENCE WAY		CYPRESS	TX	77429	35401	344
110/049.0-0000-0001.0	43 ESTABROOK AVENUE	KNOWLTON PATRICIA K TRUSTEE	KNOWLTON FARMS NOMINEE TRUST	43 ESTABROOK AVENUE		GRAFTON	MA	01519	35401	337
110/049.0-0000-0001.A	43 ESTABROOK AVENUE	KNOWLTON PATRICIA K TRUSTEE	KNOWLTON FARMS NOMINEE TRUST	43 ESTABROOK AVENUE		GRAFTON	MA	01519	35401	337
110/049.0-0000-0001.B	21 ESTABROOK AVENUE	KNOWLTON PATRICIA K TRUSTEE	KNOWLTON FARMS NOMINEE TRUST	43 ESTABROOK AVENUE		GRAFTON	MA	01519	35401	337
110/049.0-0000-0006.0	44 ESTABROOK AVENUE	KNOWLTON PATRICIA K TRUSTEE	KNOWLTON FARMS NOMINEE TRUST	SUNEDISON - ATTN BRIANNA BALES	13736 RIVER PORT DRIVE, SUITE 100	MARYLAND HEIGHTS MO	MO	63043	35401	337
				43 ESTABROOK AVENUE		GRAFTON	MA	01519	35401	337

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**PLANNING BOARD
GRAFTON, MA**



Property Information
 Property ID 110/048.0-0000-0012.0
 Location 48 OLD WESTBORO ROAD
 Owner GRAFTON TOWN OF



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.
 Parcels updated 4/1/2018
 Properties updated 4/1/2018

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