

**DECISION
GRAFTON PLANNING BOARD**

2022 JUL 27 | PM 3: 16

**SCENIC ROAD PERMIT (SRP 2022-02)
Rebuild/Repair Existing Stone Wall**

125 George Hill Road, Grafton MA

**Ron Ernenwein, 111 George Hill Road, Grafton MA (Applicant)
Monika Ernenwein, Trustee, 125 George Hill Real Estate Trust (Owner)**

Decision of the Grafton Planning Board (hereinafter the Board) on the petition of Ron Ernenwein, 111 George Hill Road, Grafton MA (hereinafter the Applicant), for a Scenic Road Permit for the repair of the existing stone wall on property located at 125 George Hill Road, Grafton, MA 01519 (hereinafter the Site), and shown on Grafton Assessor's Map 95, Lot 1 and owned by Monika Ernenwein, 111 George Hill Road, Grafton MA, Trustee, 125 George Hill Real Estate Trust (hereinafter the Owner), by deed recorded in the Worcester District Registry of Deeds in Book 63657, Page 123.

I. BACKGROUND

The application for the above referenced Scenic Road Permit (hereinafter Application) was submitted on April 6, 2022. Notice of the public hearing was published in the Grafton News on April 21 and 28, 2022 and posted with the Town Clerk's Office. Abutters were notified of the public hearing by First Class Mail. The public hearing on the Application was opened on May 23, 2022. At the public hearing, all those wishing to speak to the petition were heard. Following public input the hearing was closed on May 23, 2022.

The following Board members were present throughout the public hearing: Chairman David Robbins, Vice Chairman Justin Wood, Clerk Linda Hassinger, Member Robert Hassinger, Member Prabhu Venkataraman, and Associate Member Maura McCormack. At the hearing the following people presented the Application: Ron Ernenwein, 111 George Hill Road.

II. EXHIBITS

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

- Exh 1. Original Application Submission, received April 6, 2022 to include the following:
 - a. Application for a Hearing Under the Scenic Road Bylaw, signed by Monika Ernenwein, 111 George Hill Road, dated March 30, 2022, 1 page.
 - b. Certificate of Good Standing, signed by Beth Schrottman, dated March 30, 2022, 1 page.
 - c. Abutters Listing for 125 George Hill Road; dated April 4, 2022 and signed by Tammy Kalinowski, Principal Assessor, 1 page.
 - d. Project Narrative: "Re: Scenic Road Permit 125 George Hill Road", dated April 6, 2022, prepared by Ron Ernenwein, 111 George Hill Road, Grafton MA, 5 pages.
- Exh 2. Public Hearing Notice, date stamped by the Town Clerk on April 26, 2022, 1 page.
- Exh 3. Email from Nancy Connors, Health Department, dated April 26, 2022, 1 page.
- Exh 4. Email from Katrina Koshivos, Zoning Board of Appeals, dated April 27, 2022, 1 page.

III. FINDINGS

At their meeting of June 13, 2022, 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 Robert Hassinger, seconded by Justin Wood) voted four (4) in favor and zero (0) opposed to make the following Findings:

1. That during the public hearing Ron Ernenwein, 111 George Hill Road, Grafton MA, presented the Application. He stated the proposal is to have Blue Water Landscaping LLC rebuild approximately 175 feet of the existing stone wall using existing stone from the property. The face will remain natural dry construction with reinforcing concrete behind.
2. As per SRR §6.a., the Board considered the degree to which the proposed action would not adversely affect the scenic, aesthetic, and historical values upon which the scenic road designation was originally based. The Board noted that the proposed changes are to repair the existing stonewall utilizing existing stone and natural dry construction; therefore, the Application satisfies this requirement.
3. As per SRR §6.b., the Board considered the necessity for the proposed action in terms of public safety, welfare or convenience. The Board noted that the proposed changes include changes are to repair the existing stonewall which is partially collapsed/in disrepair utilizing existing stone and natural dry construction; therefore, the Application satisfies this requirement.
4. As per SRR §6.c., the Board considered the availability of reasonable alternatives to the proposed action which could reduce or eliminate anticipated damage to trees or stone walls. The Board noted that the proposed changes are to repair the existing stonewall utilizing existing stone and natural dry construction. The Board found that no alternatives were proposed nor required; therefore, the Application satisfies this requirement.
5. As per SRR §6.d., the Board considered whether the proposed action would compromise or harm other environmental or historical values. The Board noted that the proposed changes are to repair the existing stonewall utilizing existing stone and natural dry construction; therefore, the Application satisfies this requirement.
6. As per SRR §6.e., the Board considered the compensatory actions proposed. The Board noted that no compensatory actions were proposed nor required; therefore, the Application satisfies this requirement.
7. As per SRR §6.f., the Board considered the consistency of the proposed action with previously adopted Town plans and policies. The Board finds that the scope of work as identified in the Application is acceptable as to these requirements.

IV. DECISION and CONDITIONS

At their meeting of June 13, 2022, 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 Robert Hassinger, seconded by Justin Wood) voted four (4) in favor and zero (0) opposed to **GRANT** this Scenic Road Permit (2022-02) subject to the following conditions:

1. This Decision reflects the Board’s approval of Scenic Road Permit SRP 2022-02. The Applicant has requested to rebuild approximately 175 feet of the existing stone wall using existing stone from the property. The face will remain natural dry construction with reinforcing concrete behind.
2. All applicable requirements of Town, State or Federal agencies are hereby incorporated by reference as a requirement of this Decision.
3. Any modification to work authorized by this Decision shall require, prior to implementing such change, a determination from the Planning Board as to whether the proposed change is substantially different than presented in the materials and information used in making this Decision. The Planning Board reserves the right to solicit comments from other Town boards, departments and committees, as well as its consulting engineer, in making determinations regarding such changes. The Planning Board may, upon its determination, require a modification of this Decision if it finds that the proposed changes are substantial in nature and of public concern, and/or substantially alter the plans and information used in making this Decision.
4. All work authorized under this Scenic Road Permit shall be completed in accordance with the plan and description identified in the EXHIBITS and FINDINGS of this Decision, as well as all conditions of this Decision.

V. RECORD OF VOTE

<u>David Robbins, Chairman</u>	<u>AYE</u>	<u>Robert Hassinger, Member</u>	<u>AYE</u>
<u>Justin Wood, Vice Chairman</u>	<u>AYE</u>	<u>Prabhu Venkataraman, Member</u>	
<u>Linda Hassinger, Clerk</u>	<u>AYE</u>	<u>Maura McCormack, Assoc. Member</u>	

BY ORDER OF THE BOARD



Christopher J. McGoldrick, Town Planner

7/26/2022

Date

cc: Applicant/Owner
Building Inspector
Tree Warden/Highway Surveyor

Assistant Town Engineer
Tree Warden/Highway Surveyor