

**DECISION  
GRAFTON PLANNING BOARD**

**PROJECT PLAN REVIEW (PPR 2022-1)  
(Pursuant to Section 9.6.1.2 of the Grafton Zoning By-law)**

**Swine II MRI Trailers and Associated Infrastructure  
9 Yorkshire Lane, North Grafton**

**Tufts University/Cummings School of Veterinary Medicine (Applicant)  
200 Westboro Road, North Grafton, MA 01536**

Decision of the Grafton Planning Board (hereinafter the BOARD) on the petition of Tufts University / Cummings School of Veterinary Medicine, 200 Westboro Road, North Grafton, MA (hereinafter the APPLICANT), for Project Plan Review, pursuant to Section 9.6.1.2 of the Grafton Zoning By-law, for the parking and operation of MRI Research Trailers and associated infrastructure and parking. The project is located at 9 Yorkshire Lane, North Grafton, MA (hereinafter the SITE). Said property is owned by the Trustees of Tufts College.

**I. BACKGROUND**

The petition for the above referenced Project Plan Review (hereinafter Application) was submitted on July 7, 2022. Notice of the public hearing and the subject matter thereof was published in the Grafton News on July 12, 2022 (in accordance with the requirements of Section 9.6.1.3 of the Zoning By-law), and posted with the Town Clerk's Office. The public hearing was held on July 25, 2022 and continued to August 8, 2022.

The following Board members were present during the public meeting: Justin Wood, David Robbins, Robert Hassinger, Prabhu Venkataraman, Linda Hassinger and Maura McCormack. At the meeting, Tufts Senior Campus Planner Jean Poteete and President & CEO of CBSET Inc., Peter Markham presented the Application on behalf of the Owner. At the public meeting, all those wishing to speak to the petition were heard.

**II. SUBMITTALS**

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

- EXHIBIT 1.** Application packet submitted by Regan E. Andreola, RLA, Beals and Thomas, received July 7, 2022; including the following:
- Letter from Regan E. Andreola, RLA, Beals and Thomas to Justin Wood, Planning Board, with associated attachments, dated July 7, 2022; 13 pages.
  - Plans: "MRI Trailer Project"; prepared by Beals and Thomas, Inc., 144 Turnpike Road, Southborough, MA 01772; dated June 29, 2022; 3 sheets.
- EXHIBIT 2.** Notice of Public Hearing, dated July 13, 2022, 1 page.
- EXHIBIT 3.** Email from Nancy Connors, Health Department, dated July 22, 2022, 1 page.
- EXHIBIT 4.** Email from Michael Killeen, Fire Department, dated July 25, 2022, 1 page.
- EXHIBIT 5.** Public Hearing Continuance Request Form, dated July 26, 2022, 1 page.
- EXHIBIT 6.** Peer Review: "Tufts University – Swine MRI Trailers (9 Yorkshire Lane); Site Plan Review", dated August 8, 2022, prepared by Graves Engineering, Inc., 10 Grove Street, Worcester, MA 01605, 2 pages.

### **III. FINDINGS**

At their meeting of August 8, 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 David Robbins, seconded by Robert Hassinger) voted five (5) in favor and zero (0) opposed to make the following Findings:

- F1. That determinations regarding the following findings are based upon the plans identified in this Decision, as well as the information and materials submitted and presented in association with the Application.
- F2. That determinations regarding the following findings are also predicated upon satisfactory completion of the work and site improvements shown on the Plans and maintenance of the Site in accordance with this Decision, as well as all applicable Federal, State and Local regulations, except where modified by this Decision.
- F3. That the subject Site is located in an Office/Light Industrial (OLI) Zoning District and the Campus Development Overlay (CDO) District.
- F4. That the subject Site is located on property included as part of, and subject to, a Master Plan Approval granted by the Grafton Planning Board for the Tufts Campus pursuant to Section 9.6 of the Grafton Zoning By-law (hereinafter ZBL) and updated in 2021.
- F5. That this Application is for Project Plan Review, pursuant to Section 9.6.1.2 of the ZBL, for the construction of an accessory paved pad approximately 8,500 square feet in area and electrical lines and equipment for accessory MRI trailers to its Swine Research Center (aka Swine II) facility, as shown on the plans and materials identified within the Exhibits of this Decision.
- F6. That Project Plan Review submissions are required for individual projects within the CDO District provided that: such project is located on property previously approved as part of a Master Plan pursuant to Section 9.6 of the ZBL; said Master Plan Approval is still in effect under Section 9.6.1.4 of the ZBL; and, that such project is for a use permitted under Section 9.4 of the ZBL.
- F7. That Section 9.6.1.3 of the ZBL requires, for the purposes of Project Plan Review, that the Planning Board make a determination as to whether or not the submission meets the requirements of Section 9 of the ZBL. The Board further finds that Section 9.6.1.3 sets forth the procedure for review of Project Plan submissions by the Planning Board.
- F8. That during the public meeting the Board and the Applicant discussed need for the project. The Applicant noted that this facility would enable the existing swine breeding operation to continue and facilitate medical and biotech education, research and development.
- F9. That during the public meeting the Board and the Applicant discussed the impacts of this project as it relates to Campus Master Plan and the Campus Development Overlay District requirements. The Applicant reviewed the proposed project against the following requirements: lot dimensions, height, setbacks, building separation, accessibility, ground coverage, buffers & landscaping, ways, parking, loading areas and use (see EXHIBIT #1). The Applicant stated that all these requirements had been

met. The Board found the analyses to be in order.

- F10. That the Application meets the requirements of Section 9.6.1.2 (A) through (D) with regard to project plan submittal requirements.
- F11. That the Application meets the requirements of Section 9.6.2.1 with regard to lot dimensions.
- F12. That the Application meets the requirements of Section 9.6.2.2 with regard to building and/or structure height. No new permanent structures are proposed and accessory infrastructure is in compliance.
- F13. That the Application meets the requirements of Section 9.6.2.3 with regard to setbacks, separation of buildings, and accessibility. No new permanent structures are proposed and accessory infrastructure is in compliance.
- F14. That the Application meets the requirements of Section 9.6.2.4 with regard to requirements for maximum ground coverage.
- F15. That the Application meets the requirements of Section 9.6.2.5 with regard to landscape buffer zones/landscaping. No new landscaping is proposed nor required.
- F16. That the Application meets the requirements of Section 9.6.3.1 with regard to the layout of streets and vehicular ways and pedestrian walkways.
- F17. That the Application meets the requirements of Section 9.6.3.2 with regard to parking.
- F18. That the Application meets the requirements of Section 9.6.3.3 with regard to loading areas. No loading areas are proposed no required.
- F19. That the Application meets the requirements of Section 9.6.3.4 with regard to drainage.
- F20. That the Application meets the requirements of Section 9.6.4 with regard to signs. No signage is proposed nor required.

## **V. DECISION**

At their meeting of August 8, 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 David Robbins, seconded by Robert Hassinger) voted five (5) in favor and zero (0) opposed to **APPROVE** the Project Plan Review with the following conditions:

- C1.** This Approval is specifically for the construction of an accessory paved pad approximately 8,500 square feet in area and electrical lines and equipment for accessory MRI trailers to its Swine Research Center (aka Swine II) facility, as shown on the plans and materials identified within the Exhibits of this Decision. Unless modified by the Conditions of this Project Plan Review Approval, the Site with respect to the project/use authorized under this Decision shall be constructed and

maintained as shown on the Plans identified in the EXHIBITS of this Decision and in accordance with the Grafton Zoning By-law.

- C2. Signage for, and associated with, the project authorized by this Decision shall be installed in accordance with, and conform to, the Town of Grafton Zoning By-law. This Decision shall not be construed as approving or authorizing any such signage.
- C3. This Approval shall not be construed as final approval of any on- or off-site improvements or work (such as water, sewer, drainage, or other utilities installation) associated with this project and shown on the Plans. All applicable Federal, State and Local approvals/permits shall be obtained by the Applicant prior to the construction of any portion of the development or off-site improvements that warrant such approvals/permits.
- C4. Any modification to the project/use authorized by this Decision and/or site improvements as described within this Decision and as presented to the Board during the public meeting and in the above referenced EXHIBITS 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 (or other approvals if deemed necessary) if it finds that the proposed changes are substantial in nature and of public concern, and substantially alter the plans and information used in making this Decision. Any Modification of this Decision shall be made pursuant to Section 9.6.1.2 of the Zoning By-law, and any other applicable regulations.
- C5. The Planning Board reserves the right, pursuant to Section 9.6.1.2.D of the ZBL, to utilize the services of a professional engineer in reviewing any materials required to be submitted as conditions of this Decision, or conducting any inspections or other work associated with the construction of the project. In accordance with Section 9.6.1.2.D, any fees or expenses associated with such reviews shall be the responsibility of the Applicant. Such inspections or reviews will not be conducted if a zero or negative balance exists in any account established by the Planning Board for the purposes stated in this Condition.

**VI. RECORD OF VOTE**

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

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



Christopher J. McGoldrick, Town Planner

8/19/2022

Date

cc: Applicant / Owner  
Building Inspector  
Assessor  
Graves Engineering