



**PLANNING
BOARD**

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
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M E M O R A N D U M

TO: The Grafton Planning Board
FROM: Fiona Coughlan, Town Planner
CC: Natalia Alward, Planning Assistant (via email)
DATE: March 6, 2023
SUBJECT: One Grafton Common Application for Site Plan Approval (SPA 2023-01)

I am forwarding a memorandum outlining the Planning Department's initial review of this application. The applicant submitted the application on February 23, 2023, and is scheduled to appear before the Planning Board on March 27, 2023. Please contact me if you have any questions by phone at 508-839-5335 x1402, or by email at coughlanf@grafton-ma.gov.

CONCERNS WITH 1 GRAFTON COMMON APPLICATION SITE PLAN APPROVAL (SPA 2023-01):

- **USE:** The Zoning Enforcement Officer confirmed that the applicant does not have to apply for a Special Permit, as the use is in the Neighborhood Business District and is classified in the Use Table as "Business Use" under #6 – "Establishments selling food prepared for immediate consumption where customers are served primarily at a table or counter." Therefore, the advertising is correct. The Planner initially questioned, following review of the application, if this would fall under #7 – "Other eating and drinking establishments," which would require a Special Permit.
- **APPLICATION:** After conferring with Town Counsel about there being two Special Permits on the property - one for the Tavern and one for the handicap-accessible elevator – they recommended the Board consider/mention these in the Site Plan Approval decision process.
- **PARKING:** Based on the project narrative, the parking requirement for the new use may be more than the use it is replacing (Quite Fetching).
 - Quite Fetching was an 845 sq. ft. retail store and parking for the new use would be calculated using 1 space/3 seats and 1 per employee, totaling between 14 - 15 spaces (12 for 36 seats and up to 3 employees).
 - The retail use would be 4.23 spaces (based on 1 space per 200 sq ft.) or more if you use the metric of 1 space/150 sq. ft. for buildings greater and 2,000 sq. ft. (the entire building is more than 2,000 sq. ft.).
 - The applicant has requested a waiver for off-street parking requirements under the Section 1.3.3.3 of the Zoning Bylaw. However, the applicant should show there is sufficient available parking within 300 ft of the property during the hours of operation to justify this waiver (Section 4.2.5.1 of the Bylaw).



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- There is concern over adverse impact on the surrounding businesses based on the proposed hours of operation (10 am – 9 pm) conflicting with the hours of operation for the Tavern (open until 11 pm on some nights) and Apple Tree Arts (open until 8 pm on some nights). There was a finding in SP 2018-2 regarding peak demand that states: *That during the public hearing Mr. Padgett stated he has attempted to rent the space for office use; however, parking was an issue and would have created more of a demand for parking during the day, when surrounding businesses are open, compared to the proposed bar room. He said the historic nature of the building, like other buildings around the Common, result in parking being used around the Common and that due to the hours of the proposed bar, majority of businesses that also use parking around the Common are closed. He said that he views the bar room use as a compatible use and not conflicting with other businesses around the Common.*
 - There may need to be a change in hours of operation or number of tables if the applicant cannot demonstrate compatibility of the use.
- There is currently a request to have the parking requirements waived for the Common, pending a vote at May Town Meeting. This may make this issue moot.
- There should be scheduled delivery times once a week between 9 am and 3 pm to the entrance on Worcester Street via box truck, that does not conflict with delivery times for other businesses. Loading vehicles should park on George Jordan Jr. Boulevard.

For the time being, we encourage the applicant to come before the Board on March 27, 2023, and discuss the project and the information stated in this initial review.

Thank you.

Fiona Coughlan
Town Planner