

Jonathan Anderson, Chair
 Robert S. Largess, Jr, Vice-Chair
 Scott Paul
 Wayne Whittier
 Miriam Sanderson
 Walter Baker, Associate

Jennifer S. Hager
 Planning Director



Sutton Town Hall
 4 Uxbridge Road
 Sutton, Massachusetts 01590
 Telephone: (508) 865-8729
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Bk: 59920 Pg: 118

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**TOWN OF SUTTON
 PLANNING BOARD & DEPARTMENT**

August 16, 2018

Town Clerk, Town of Sutton

The Town of Sutton Planning Board ("Planning Board"), at a meeting held on August 13, 2018 voted to approve the application submitted on October 23, 2017 (the "Application") by Sutton, LLC of Milford, MA (the "Applicant") to amend that special permit granted by the Planning Board on March 27, 2003 and recorded with the Worcester District Registry of Deeds in Book 30994, Page 225 (the "Special Permit") allowing for the construction of a condominium development known as Forest Edge at Sutton located at 20 Blackstone Street (the "Development"). **WDRD 30994/191**

The Application requested the reduction in the amount of Open Land required for the Development by 1.18 acres to allow for the construction of a telecommunications tower and access road as well as related grading, construction access, and siting of drainage facilities. The approximate area in which this work would take place was shown on a sketch plan submitted by the Applicant entitled "Forest Edge at Sutton, Zoning Area Calculation Revisions Associated with Verizon Wireless Monopole, 58 Follette Street, Grafton, MA 01519", dated October 18, 2017, Prepared by Teng Solutions, LLC. The Application requested no other amendments to the Special Permit. Following discussion with the Planning Board, the Applicant submitted a final plan under the Application that was entitled: "Forest Edge at Sutton, Open Land Revision Plan, Ariel Circle, Sutton, MA 01590 & Follette Street, Grafton, MA 01519", dated August 6, 2018, prepared by Teng Solutions, LLC (the "Revision Plan"), showing a parcel of 1.09 acres, comprised of a "Proposed Telecom Lease Area" and "Proposed Telecom Driveway" (together, the "Telecom Parcel"), to be removed from the required Open Land. The related grading, construction access, and siting of drainage facilities has been excepted from the Telecom Parcel and is proposed to remain as part of the Open Land as the applicant asserted these uses are allowed in accordance with the definition of Open Land.

Public hearings concerning the application and associated project were held on the following evenings: November 13, 2018, November 27, 2017, January 8, 2018 (no new testimony), January 22, 2018, February 5, 2018 (no new testimony), March 12, 2018, April 23, 2018

The Planning Board conducted deliberations on the following evenings: May 21, 2018, June 4, 2018, June 18, 2018 (no new testimony), July 9, 2018, August 13, 2018

The following is the attendance record for the public hearing and deliberation:

4am

Forest Edge Special Permit OS Amendment
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Hearing

11/13/18 – S. Paul absent (c.39§23D)
11/27/18 – J. Anderson absent (c.39§23D)
1/8/18 – S. Paul absent
1/22/18 – All present
2/5/18 – S. Paul absent
3/12/18 – All present
4/23/18 – W. Baker absent (c.39§23D)

Deliberation

5/21/18 – W. Whittier absent
6/4/18 – All present
6/18/18 – J. Anderson absent
7/9/18 – R. Largess Jr. & S. Paul absent
8/13/18 – All present

The following members voted in favor of granting the approval: J. Anderson, S. Paul, W. Whittier, M. Sanderson, W. Baker

The following members voted in opposition to the approval: R. Largess Jr.

The following individuals raised questions and/or expressed concerns with the Application: various individuals per the public record

The Planning Board has reviewed this Special Permit amendment application and all supplemental materials submitted during the public hearing process (list attached) and has also considered testimony and submittals received in open meeting and finds the following:

In accordance with the provisions of Section VII.A.2. of the Town of Sutton Zoning Bylaw-Special Permits: the Board finds:

- 1) With the requested reduction in Open Land and proposed use of a portion of the remaining Open Land to facilitate use of the Telecom Parcel (together, the "Modification"), the specific site remains an appropriate location for the permitted use as a Condominium Development, as impacts will remain unchanged and substantial Open Land will be preserved;
- 2) The Modification will have no effect on the adequacy of public water and sewer systems serving the Development;
- 3) The Modification will not alter the effect of the existing Development on the surrounding neighborhood;
- 4) The Modification will cause no undue nuisance or serious hazard to vehicles or pedestrians;
- 5) The Modification will have no effect on the proper operation of the permitted use.

In accordance with the provisions of Section VI.A. of the Town of Sutton Zoning Bylaw - Condominium Developments the Board finds:

As shown on the plan entitled Forest Edge at Sutton Open Land Revision Plan dated August 6, 2018, with the removal of the Telecom Parcel the Development will retain more than the required amount of Open Land. The Board also finds the Open Land as reconfigured is in keeping with the definition of Open Land contained in this regulation. The Board further finds that the proposed use of the remaining Open Land in part to serve the use of the Telecom Parcel as proposed by the Applicant is an allowed use of the Open Land pursuant to Section VI.A of the Zoning Bylaw. The Planning Board hereby acknowledges the decision of the Zoning Board of

Appeals recorded at WDRD Book 34614 Page 58, which allows for the Open Land to be held in separate ownership from the remainder of the Project Tract while continuing to be subject to the

requirements of Section VI.A of the Zoning Bylaws and the Special Permit stipulating that it remain permanently protected as Open Land required for the Development.

The Board also finds that the Telecom Parcel may not be considered part of the condominium Development Tract, and as such the Development density is adjusted as follows:

Previous Total Tract Size	92.62 acres
Land Area Removed from Project Tract for Alternate Use	<u>1.09 acres</u>
Revised Area of Project Tract	91.53 acres
Allowed Density of .8 units per acre	73.22 units
Allowed Increase for Affordable Units of +15% (6 Affordable/5 Market Rate)	10.98 units
Maximum Allowed Density	<u>84 units</u>

In all other respects the Development remains unchanged and the Board hereby restates and adopts its previous findings and conditions as set forth in its Special Permit Decision of March 27, 2003, recorded with the Worcester District Registry of Deeds in Book 30994 Page 225.

Approval is based on the following conditions:

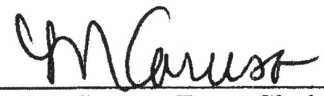
1. Unless specifically varied herein all the original Special Permit conditions remain in full force and effect.
2. The Open Land required for the Development by the Special Permit is hereby amended to remove the Telecom Parcel. The Open Land for the Development shall now consist of all the Open Land approved for the Development by the Special Permit minus the Telecom Parcel as shown on the Removal Plan. This Open Land is shown as "Sutton Land A/K/A Parcel 1-B" and "Grafton Land A/K/A Parcel 2" on the Removal Plan.
3. Prior to issuance of any further building permits for, the applicant shall provide a revised site plan for the endorsement of the Planning Board, consistent with this decision, that shows the entire Development including designated Open Land as well as the final unit configuration. The site plan shall further designate those portions of the remaining Open Land to be used for temporary construction access, grading, and installation of drainage facilities to support the proposed telecommunications facility on the Telecom Parcel.
4. Within 6 months of the date of this Decision with the ability to extend for good cause demonstrated to the Planning Board's satisfaction, the applicant shall cause to be recorded a permanent conservation restriction or restrictions on the entirety of the Open Land as modified by this decision in form approved by the Planning Board. Said restriction(s) shall reference a recorded survey plan depicting the Open Land or contain a metes and bounds description of the Open Land sufficient to satisfy G.L. c.184, §26. If the restriction(s) are not in place within 6 months and the applicant does not provide good cause to the Board's satisfaction to allow an extension, no further occupancy permits shall be granted until such time as the restriction(s) are fully in place.
5. Pursuant to Zoning Bylaws Section VI.A.4, and the materials submitted by the applicant, the density of this Project is limited to 84 dwelling units, where six units shall be affordable, in the locations shown on the revised site plan referenced in condition #3 above.

Forest Edge Special Permit OS Amendment
Page 4



Jonathan Anderson, Chairman

cc: Certified Abutters Abutting Towns Applicant

Filed in the Town Clerk's office Aug 16, 2018



Laura J. Caruso, Town Clerk

I, hereby certify that twenty days have lapsed since the filing of the above referenced decision in the Town Clerk's office and that no appeal has been filed.


Laura J. Caruso, Town Clerk

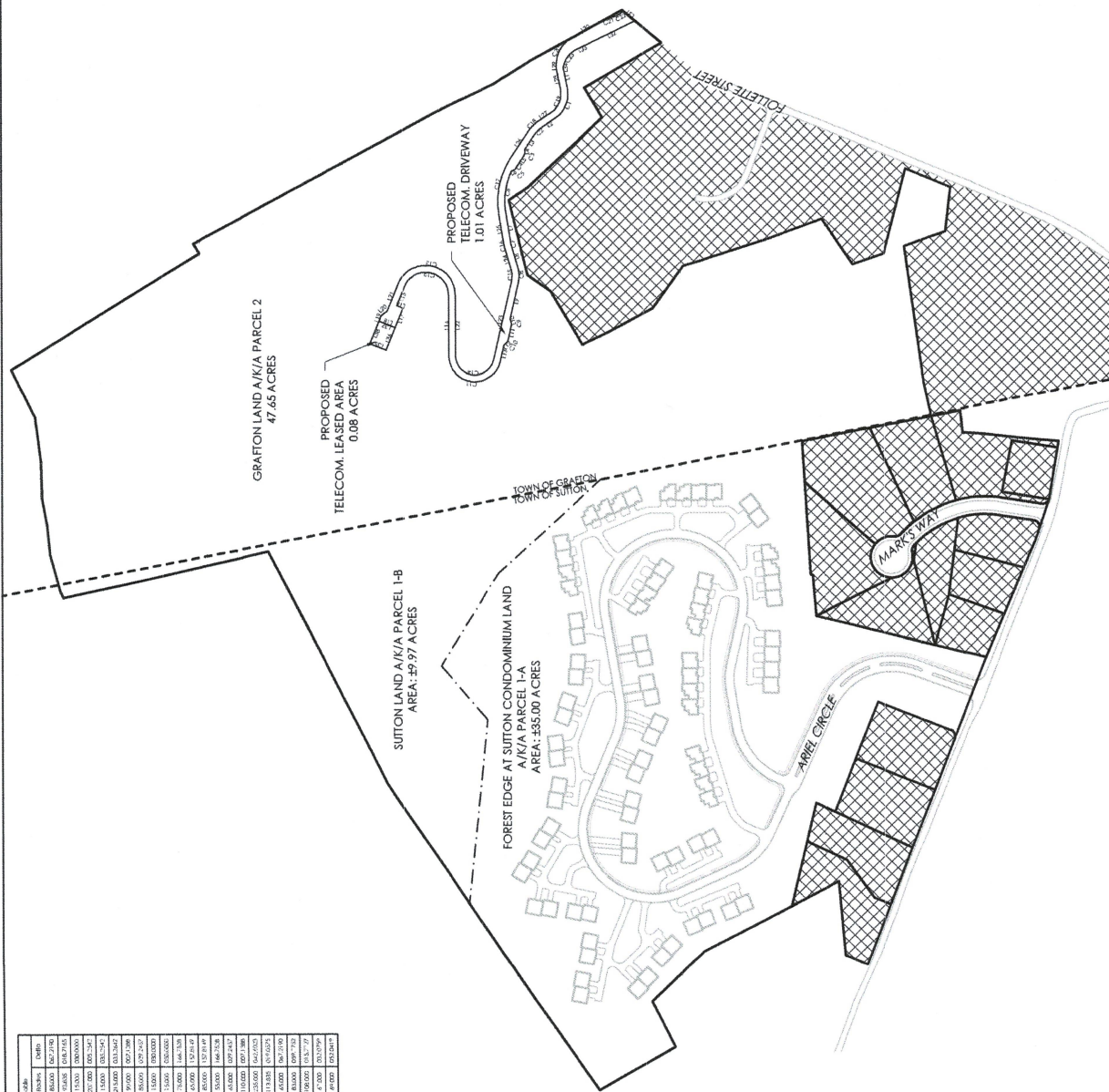
NOTE: If this permit is not utilized within two years of the date of expiration of the appeal period it will no longer be valid.

I hereby certify that twenty (20) days have lapsed since the filing of the above-referenced special permit decision in the Town Clerk's office on Aug 16, 2018, and that a notice of appeal of that decision was filed with this office within said twenty days on Sept 6, 2018.


Laura J. Caruso, Town Clerk

		Covariate				Ratio	
		Age	Gender	Region	Ratio	Ratio	Ratio
C1	C1	10.79	8.63	8.63	62.3130		
C2	C2	10.79	8.63	8.63	62.3130		
C3	C3	10.79	8.63	8.63	62.3130		
C4	C4	10.79	8.63	8.63	62.3130		
C5	C5	10.79	8.63	8.63	62.3130		
C6	C6	10.79	8.63	8.63	62.3130		
C7	C7	10.79	8.63	8.63	62.3130		
C8	C8	10.79	8.63	8.63	62.3130		
C9	C9	10.79	8.63	8.63	62.3130		
C10	C10	10.79	8.63	8.63	62.3130		
C11	C11	10.79	8.63	8.63	62.3130		
C12	C12	10.79	8.63	8.63	62.3130		
C13	C13	10.79	8.63	8.63	62.3130		
C14	C14	10.79	8.63	8.63	62.3130		
C15	C15	10.79	8.63	8.63	62.3130		
C16	C16	10.79	8.63	8.63	62.3130		
C17	C17	10.79	8.63	8.63	62.3130		
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C51	C51	10.79	8.63	8.63	62.3130		
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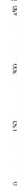
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NOTES

1. THE PLANS FOR PERMITS PURPOSES ONLY AND IS NOT FOR CONSTRUCTION.
2. THE PLAN IS BASED ON A SURVEY BY GILBERT & HAUGER, INC., AUBURN, MA.
3. THE PROPOSED TOWN OF COMMONWEALTH AND CUMMINGS ARE DERIVED FROM CAD PROVIDED BY PROTERSA DESIGN GROUP, LLC, WALEY, MA.
4. SUBJECT PROPERTIES ARE KNOWN AS PARCELS 2416 AND 2418 (TOWN OF SUTTON) AND 2416C1, 2416C2, 2416C3, 2416C4, 2416C5, 2416C6, 2416C7, 2416C8, 2416C9, 2416C10, 2416C11, 2416C12, 2416C13, 2416C14, 2416C15, 2416C16, 2416C17, 2416C18, 2416C19, 2416C20, 2416C21, 2416C22, 2416C23, 2416C24, 2416C25, 2416C26, 2416C27, 2416C28, 2416C29, 2416C30, 2416C31, 2416C32, 2416C33, 2416C34, 2416C35, 2416C36, 2416C37, 2416C38, 2416C39, 2416C40, 2416C41, 2416C42, 2416C43, 2416C44, 2416C45, 2416C46, 2416C47, 2416C48, 2416C49, 2416C50, 2416C51, 2416C52, 2416C53, 2416C54, 2416C55, 2416C56, 2416C57, 2416C58, 2416C59, 2416C60, 2416C61, 2416C62, 2416C63, 2416C64, 2416C65, 2416C66, 2416C67, 2416C68, 2416C69, 2416C70, 2416C71, 2416C72, 2416C73, 2416C74, 2416C75, 2416C76, 2416C77, 2416C78, 2416C79, 2416C80, 2416C81, 2416C82, 2416C83, 2416C84, 2416C85, 2416C86, 2416C87, 2416C88, 2416C89, 2416C90, 2416C91, 2416C92, 2416C93, 2416C94, 2416C95, 2416C96, 2416C97, 2416C98, 2416C99, 2416C100, 2416C101, 2416C102, 2416C103, 2416C104, 2416C105, 2416C106, 2416C107, 2416C108, 2416C109, 2416C110, 2416C111, 2416C112, 2416C113, 2416C114, 2416C115, 2416C116, 2416C117, 2416C118, 2416C119, 2416C120, 2416C121, 2416C122, 2416C123, 2416C124, 2416C125, 2416C126, 2416C127, 2416C128, 2416C129, 2416C130, 2416C131, 2416C132, 2416C133, 2416C134, 2416C135, 2416C136, 2416C137, 2416C138, 2416C139, 2416C140, 2416C141, 2416C142, 2416C143, 2416C144, 2416C145, 2416C146, 2416C147, 2416C148, 2416C149, 2416C150, 2416C151, 2416C152, 2416C153, 2416C154, 2416C155, 2416C156, 2416C157, 2416C158, 2416C159, 2416C160, 2416C161, 2416C162, 2416C163, 2416C164, 2416C165, 2416C166, 2416C167, 2416C168, 2416C169, 2416C170, 2416C171, 2416C172, 2416C173, 2416C174, 2416C175, 2416C176, 2416C177, 2416C178, 2416C179, 2416C180, 2416C181, 2416C182, 2416C183, 2416C184, 2416C185, 2416C186, 2416C187, 2416C188, 2416C189, 2416C190, 2416C191, 2416C192, 2416C193, 2416C194, 2416C195, 2416C196, 2416C197, 2416C198, 2416C199, 2416C200, 2416C201, 2416C202, 2416C203, 2416C204, 2416C205, 2416C206, 2416C207, 2416C208, 2416C209, 2416C210, 2416C211, 2416C212, 2416C213, 2416C214, 2416C215, 2416C216, 2416C217, 2416C218, 2416C219, 2416C220, 2416C221, 2416C222, 2416C223, 2416C224, 2416C225, 2416C226, 2416C227, 2416C228, 2416C229, 2416C230, 2416C231, 2416C232, 2416C233, 2416C234, 2416C235, 2416C236, 2416C237, 2416C238, 2416C239, 2416C240, 2416C241, 2416C242, 2416C243, 2416C244, 2416C245, 2416C246, 2416C247, 2416C248, 2416C249, 2416C250, 2416C251, 2416C252, 2416C253, 2416C254, 2416C255, 2416C256, 2416C257, 2416C258, 2416C259, 2416C260, 2416C261, 2416C262, 2416C263, 2416C264, 2416C265, 2416C266, 2416C267, 2416C268, 2416C269, 2416C270, 2416C271, 2416C272, 2416C273, 2416C274, 2416C275, 2416C276, 2416C277, 2416C278, 2416C279, 2416C280, 2416C281, 2416C282, 2416C283, 2416C284, 2416C285, 2416C286, 2416C287, 2416C288, 2416C289, 2416C290, 2416C291, 2416C292, 2416C293, 2416C294, 2416C295, 2416C296, 2416C297, 2416C298, 2416C299, 2416C300, 2416C301, 2416C302, 2416C303, 2416C304, 2416C305, 2416C306, 2416C307, 2416C308, 2416C309, 2416C310, 2416C311, 2416C312, 2416C313, 2416C314, 2416C315, 2416C316, 2416C317, 2416C318, 2416C319, 2416C320, 2416C321, 2416C322, 2416C323, 2416C324, 2416C325, 2416C326, 2416C327, 2416C328, 2416C329, 2416C330, 2416C331, 2416C332, 2416C333, 2416C334, 2416C335, 2416C336, 2416C337, 2416C338, 2416C339, 2416C340, 2416C341, 2416C342, 2416C343, 2416C344, 2416C345, 2416C346, 2416C347, 2416C348, 2416C349, 2416C350, 2416C351, 2416C352, 2416C353, 2416C354, 2416C355, 2416C356, 2416C357, 2416C358, 2416C359, 2416C360, 2416C361, 2416C362, 2416C363, 2416C364, 2416C365, 2416C366, 2416C367, 2416C368, 2416C369, 2416C370, 2416C371, 2416C372, 2416C373, 2416C374, 2416C375, 2416C376, 2416C377, 2416C378, 2416C379, 2416C380, 2416C381, 2416C382, 2416C383, 2416C384, 2416C385, 2416C386, 2416C387, 2416C388, 2416C389, 2416C390, 2416C391, 2416C392, 2416C393, 2416C394, 2416C395, 2416C396, 2416C397, 2416C398, 2416C399, 2416C400, 2416C401, 2416C402, 2416C403, 2416C404, 2416C405, 2416C406, 2416

SITE PLAN AMENDMENT REQUEST (TOWN OF SUTTON)

TO ALLOW A DECREASE IN THE PROVIDED OPEN LAND FROM 83.62 ACRES TO 82.53 ACRES, A DECREASE OF 1.09 ACRES IN ORDER TO ACCOMMODATE A TELECOMMUNICATIONS USE ON PARCELS 2 IN THE PORT OF CAMARON.



NAME	NAME
DATE	DATE
SCALE	SCALE

ENGINEERING SOLUTIONS, LLC
PO BOX 34
DOWNSBORO, PA 19075
(215) 330-4141

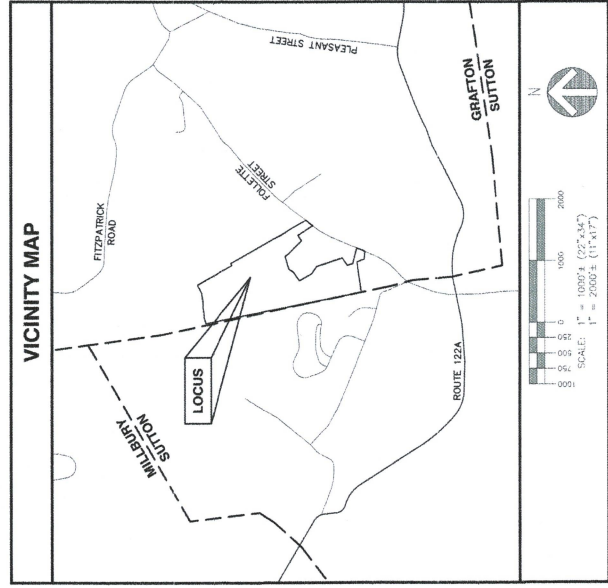
FOREST EDGE AT SUTTON
OPEN LAND REVISION PLAN
ARIEL CIRCLE, SUTTON, MA 015
FOUETTE STREET, GRAFTON, MA

Grafton - 9.26.22



SITE NAME: GRAFTON 5 MA
ADDRESS: 58 FOLLETTE STREET
GRAFTON, MA 01519
RAW LAND MONOPOLE
PSLC: 296733
FUZE PROJECT ID: 2424095

DRAWING INDEX		
SHEET	DESCRIPTION	REVISION
T-1	TITLE SHEET	4
C-1	ABUTTERS PLAN	1
C-2 TO C-4	EXISTING CONDITIONS PLAN	1
A-1	COMPILED PLOT PLAN	4
A-2	OVERALL SITE PLAN	4
A-3	COMPOUND PLAN	4
P-1 TO P-5	DRIVEWAY PLAN & PROFILE	4
D-1 TO D-9	DETAILS	4
EC-1	EROSION CONTROL PLAN	4
EC-2	EROSION CONTROL DETAILS	4
GENERAL NOTES		
1. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER & OWNER REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.		
2. PLANS FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.		
3. ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL DIG-SAFE (888) 344-7233 72-HOURS PRIOR TO ANY EXCAVATION.		
4. NEW CONSTRUCTION WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.		
BUILDING CODE: MASSACHUSETTS STATE BUILDING CODE 780 DMR - 9TH EDITION (FEB 2018) AND AMENDMENTS 527		
ELECTRICAL CODE: NEC 2015 WITH MASSACHUSETTS AMENDMENTS 527 CDP 12.00		
5. ATTENTION: WORK ON THIS PLAN REQUIRES REVIEW AND APPROVAL BY STANDARDS AND REQUIREMENTS FOR CONSTRUCTION IN JURISDICTIONAL AREAS. NO WORK SHALL PROCEED UNTIL AN ORDER OF CONDITIONS IS ISSUED.		



PROJECT INFORMATION	
SITE TYPE:	RAW LAND MONOPOLE
SCOPE OF WORK:	PROPOSED FENCED COMPOUND AND 170' TALL MONOPOLE WITH FENCE COMBINATION WITHIN 50'x70' LEASE AREA. NEW 1.483 LF DRIVEWAY FROM R.O.W. TO COMPOUND.
SITE NAME:	GRAFTON 5 MA
SITE ADDRESS:	58 FOLLETTE STREET GRAFTON, MA 01519
ASSESSOR'S TAX ID#:	PARCEL 104-7
ZONING DISTRICT(S):	R-40 - LOW DENSITY RESIDENTIAL WATER SUPPLY PROTECTION OVERLAY
LATITUDE:	42° 11' 01.85" ± N (SURVEY)
LONGITUDE:	71° 43' 10.25" ± W (SURVEY)
(P) ELEVATION:	475'
DATUM:	NAD83/NAVD88
PROPERTY OWNER:	N/F SUTTON, LLC 5800 SUTTON STREET MILFORD, MA 01757
APPLICANT:	CELCO PARTNERSHIP 900 CHELMSFORD STREET TOWER 2, FLOOR 5 LOWELL, MA 01851
SITE ENGINEER:	PROJERRA DESIGN GROUP, LLC 4 BAY ROAD BUILDING A, SUITE 200 HADELEY, MA 01035
SURVEYOR:	NORTHEAST SURVEY CONSULTANTS, PC STERRY STREET EASTHAMPTON, MA 01027
WETLAND SCIENTIST:	LUCAS ENVIRONMENTAL, LLC 500 WASHINGTON STREET QUINCY, MA 02169

CELCO PARTNERSHIP
900 CHELMSFORD STREET
TOWER 2, FLOOR 5
LOWELL, MA 01851

MAP/LOT: 104.0/0000/0007.0

SITE NAME: GRAFTON 5 MA

ADDRESS: 58 FOLLETTE STREET
GRAFTON, MA 01519

APPLICANT:

Verizon

STAMP:

DATE:

09/26/2022

CHECK:

MJ/BLM/SJZ

SCALE:

SEE PLAN

JOB NO.:

17-005

SHEET TITLE:

TITLE SHEET

T-1

ProTerra
DESIGN GROUP, LLC

4 Sky Box
Building A, Suite 200
Lowell, MA 01851
(413) 307-4918

CLIENT:

NO.	DATE	REVISIONS
1	02/13/17	ISSUED FOR REVIEW
2	02/22/17	ISSUED FOR PERMITTING
3	03/06/17	ISSUED FOR PERMITTING
4	03/17/22	ISSUED FOR PERMITTING
5	09/26/22	ISSUED FOR PERMITTING

PERMITTING REVISED

NO	DATE	REVISIONS
A	02/13/17	ISSUED FOR REVIEW
0	06/22/17	ISSUED FOR PERMITTING
1	09/06/17	PERMITTING REVISED
2	03/11/22	ISSUED FOR PERMITTING
3	09/12/22	ISSUED FOR NOI
4	09/26/22	ISSUED FOR PB

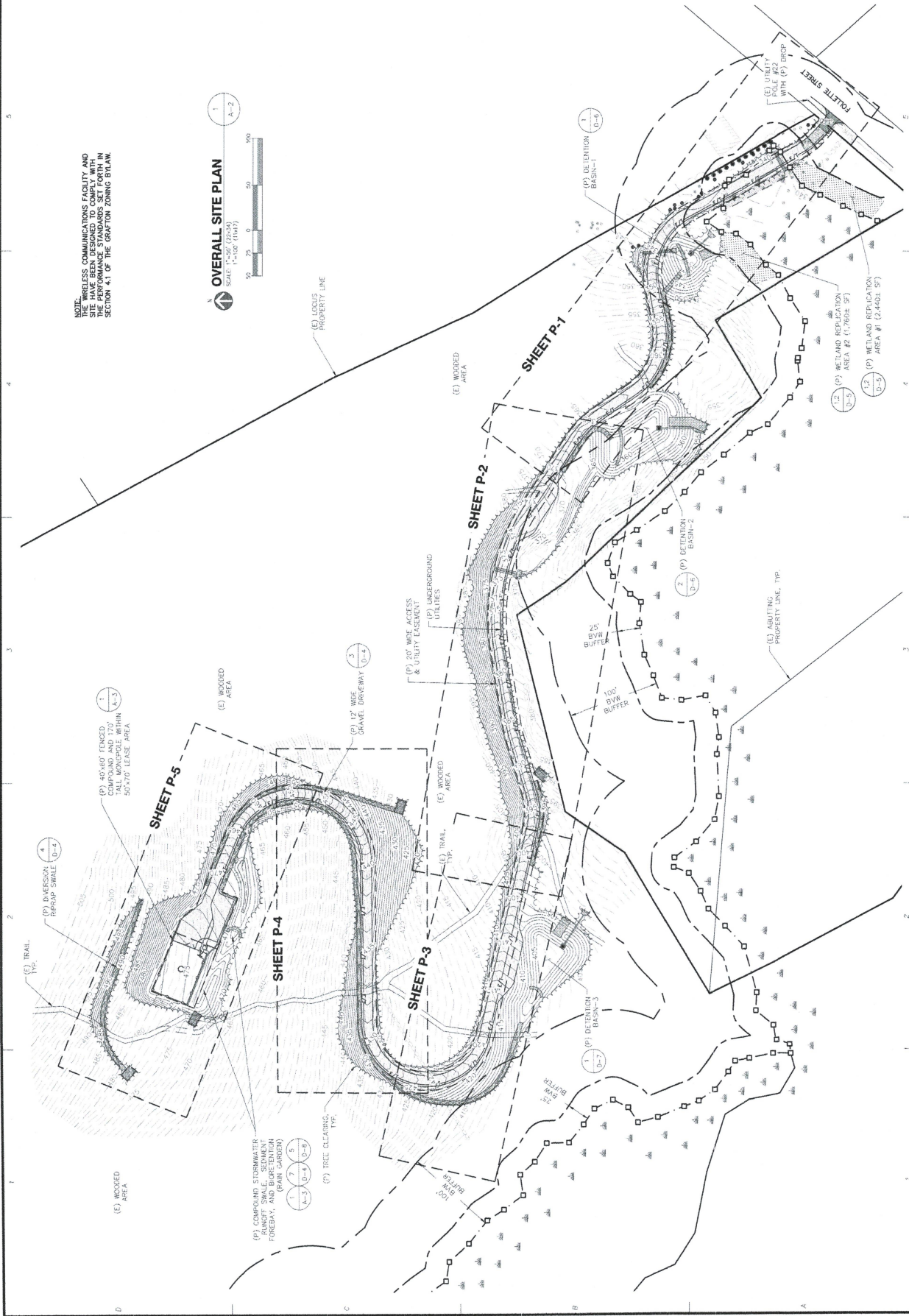
SITE NAME: CRAFTON 6 MA
 ADDRESS: 68 POILETTE STREET
 MAP LOT: 104.0/0000/0007.0
 CRAFTON, MA 01619



DATE:	09/26/2022
DRAWN:	MJV/BLM/SJZ
CHECK:	JMM/TEJ
SCALE:	SEE PLAN
JOB NO.:	17-005

**OVERALL
SITE PLAN**

A-2



4 Bay Road
Building A, Suite 200
Cranston, RI 02906
(401) 320-4916

DATE: 09/26/2022
DRAWN: M.V./B.M./S.L.
CHECK: J.M.M./T.U.
SCALE: SEE PLAN
JOB NO: 17-005
SHEET TITLE: DETAILS

D-2

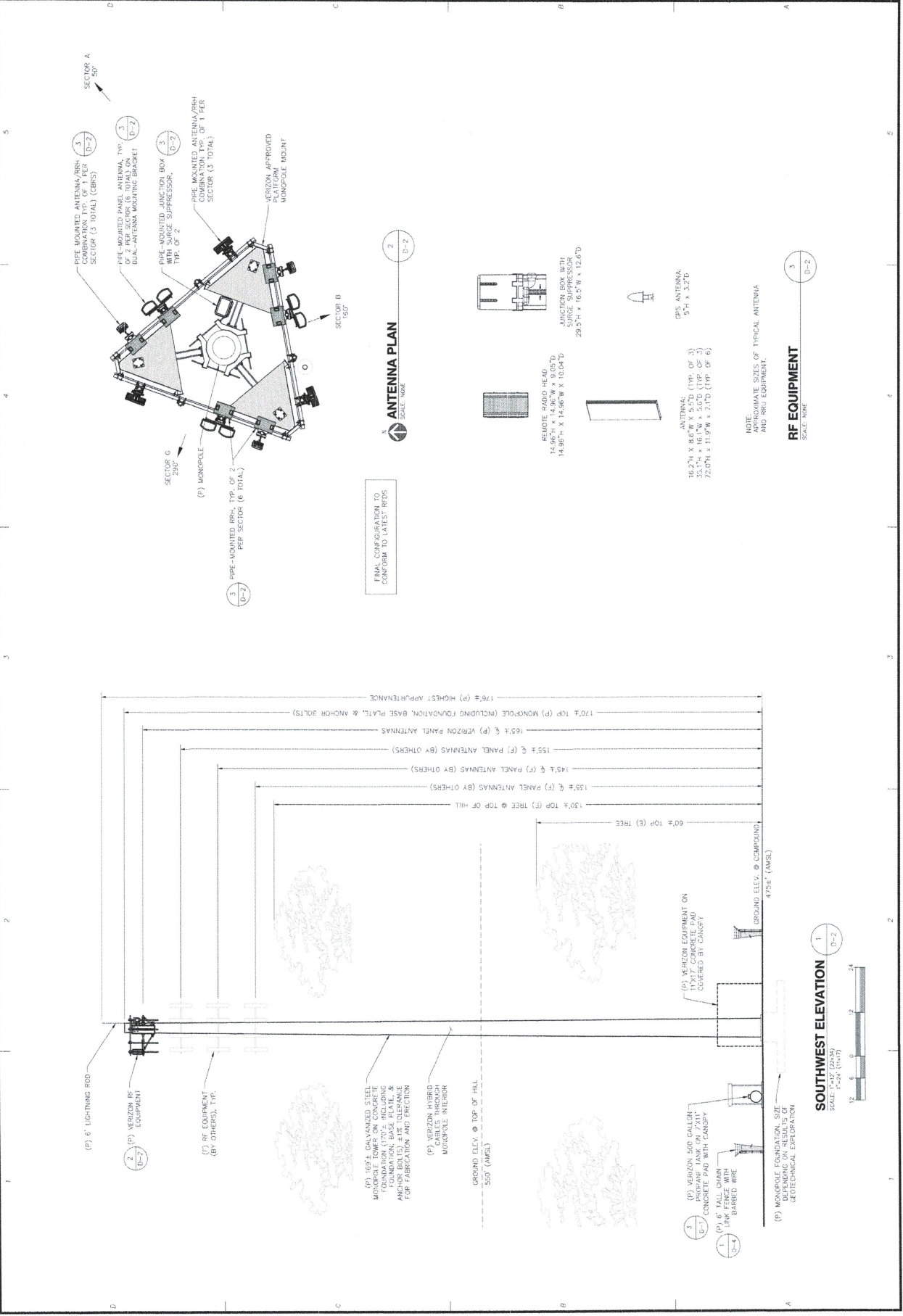
Verizon
CELLCO PARTNERSHIP
400 CHALFONTE STREET
TOWER 2, FLOOR 6
LOWELL, MA 01851

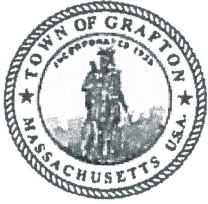
Verizon
MAP/LOT: 68 POLLETT STREET
GRAFTON, MA 01939

APPLICANT: VERIZON
ADDRESS: 68 POLLETT STREET
GRAFTON, MA 01939

FILE: 17-005
STAMP: [Professional Engineer Seal]

NO.	DATE	REVISIONS
1	09/26/22	ISSUED FOR PERMITTING
2	09/26/22	ISSUED FOR PERMITTING
3	09/26/22	ISSUED FOR PERMITTING
4	09/26/22	ISSUED FOR PERMITTING





PLANNING BOARD

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

*Cancelled -
to be
rescheduled*

PUBLIC HEARING NOTICE
GRAFTON PLANNING BOARD

Pursuant to Sections 1.5.7, 1.3.3 and 5.8 of the Town of Grafton Zoning By-laws, the Planning Board will hold a Public Hearing on **Monday, November 14, 2022** commencing at **7:00 PM**, in **Conference Room A** at the Grafton Memorial Municipal Center, 30 Providence Road, to consider the application for a Special Permit and Site Plan Review request to construct a **Wireless Communications Facility** on the property located at **58 Follette Street**, shown as Grafton Assessor's Map 104, Lot 7. Said property is located in a Low Density Residential (R-40), Water Supply Protection Overlay zoning district. Celco Partnership, d/b/a Verizon Wireless is the Applicant and Sutton LLC is the owner.

A copy of the application/plan is available for public inspection at the Planning Department during regular business hours or on the Town of Grafton website at www.grafton-ma.gov on the Planning Department/Development Projects webpage.

Justin Wood, Chairman

Publish in the Grafton News
October 27th & November 3rd, 2022

2022 OCT 26 AM 11:32

RECEIVED
TOWN CLERK
OCT 26 11:32