



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

APPLICATION FOR SPECIAL PERMIT

Application No. _____

APPLICANT & PROPERTY OWNER INFORMATION

NAME Churchill & Banks Companies, LLC
STREET 10 Greene Street CITY/TOWN Providence
STATE RI ZIP 02903 TELEPHONE (617) 336-2281
NAME OF PROPERTY OWNER (if different from Applicant) Wyman Gordon Company
Deed recorded in the Worcester District Registry of Deeds Book 7481 Page 368

SITE INFORMATION:

STREET AND NUMBER 244 Worcester Street
ZONING DISTRICT Industrial ASSESSOR'S MAP 35 LOT #(S) 1
LOT SIZE 26.2 acres FRONTAGE 2,390 feet
CURRENT USE Industrial

PROJECT/PLAN INFORMATION:

PLAN TITLE Site Plans for CB Distribution, Grafton, MA
PREPARED BY (name/address of PE/Architect) Garofalo & Associates, Inc., 85 Corliss Street, P.O. Box 6145, Providence, RI 02940
DATES June 10, 2021

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

Warehouse facility under Sections 3.2.3.1; 3.2.3.2 and 4.2.2

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

3.2.3.1; 3.2.3.2 and 4.2.2

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: 7/27/21
Churchill & Banks Companies, LLC

Property Owner's Signature (if not Applicant) _____ Date: _____
Wyman Gordon Company



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Applicant's Signature Churchill & Banks Companies, LLC Date: _____

Property Owner's Signature (if not Applicant) Wyman Gordon Company Date: 7/29/2021



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APPLICATION FOR SITE PLAN APPROVAL

Application No. _____

APPLICANT NAME: Churchill & Banks Companies, LLC

STREET 10 Greene Street CITY/TOWN Providence

STATE RI ZIP 02903 TELEPHONE _____

PROPERTY OWNER NAME: Wyman Gordon Company

STREET 244 Worcester Street CITY/TOWN Grafton

STATE MA ZIP 01519 TELEPHONE (508) 400-7564

Deed recorded in the Worcester District Registry of Deeds Book 7481 Page 368

CONTACT PERSON'S NAME: Jonathan Fligate

TELEPHONE (508) 400-7564

SITE INFORMATION:

STREET AND NUMBER 244 Worcester Street

ZONING DISTRICT Industrial ASSESSOR'S MAP 35 LOT #(S) 1

LOT SIZE 26.2 acres FRONTAGE 2,390 feet

CURRENT USE Industrial

PLAN INFORMATION:

PLAN TITLE Site Plans for CB Distribution, Grafton, MA

PREPARED BY Garofalo & Associates, Inc.

DATE PREPARED June 10, 2021 REVISION DATE N/A

Describe proposed changes / additions: Construction of a new 375,000 square foot warehouse facility.

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.

Applicant's Signature [Signature]
Churchill & Banks Companies, LLC

Date: 7/27/21

Property Owner's Signature (if not Applicant) _____
Wyman Gordon Company

Date: _____



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APPLICATION FOR SITE PLAN APPROVAL

Application No. _____

APPLICANT NAME: Churchill & Banks Companies, LLC

STREET 10 Greene Street CITY/TOWN Providence

STATE RI ZIP 02903 TELEPHONE _____

PROPERTY OWNER NAME: Wyman Gordon Company

STREET 244 Worcester Street CITY/TOWN Grafton

STATE MA ZIP 01519 TELEPHONE (508) 400-7564

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PREPARED BY Garofalo & Associates, Inc.

DATE PREPARED June 10, 2021 REVISION DATE N/A

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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.

Applicant's Signature _____ Date: _____

Property Owner's Signature (if not Applicant) *Jonathan Fligate* Date: 7/29/2021
Wyman Gordon Company



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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 checked="" type="checkbox"/> Planning	_____	x
<input type="checkbox"/> Board of Health	_____	_____	<input checked="" type="checkbox"/> Other	_____	x

Other Permit: ZBA Variance Application

<u>Churchill & Banks, LLC</u>	<u>Wyman Gordon Company</u>
Petitioner Name	Property Owner / Applicant
<u>10 Greene Street</u>	<u>244 Worcester Street</u>
Petitioner Address	Property Address
<u>Providence, RI 02903</u>	<u>Grafton, MA</u>
City, State, Zip	City, State, Zip

Phone _____

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

Beth Schwartzman
7/16/2002

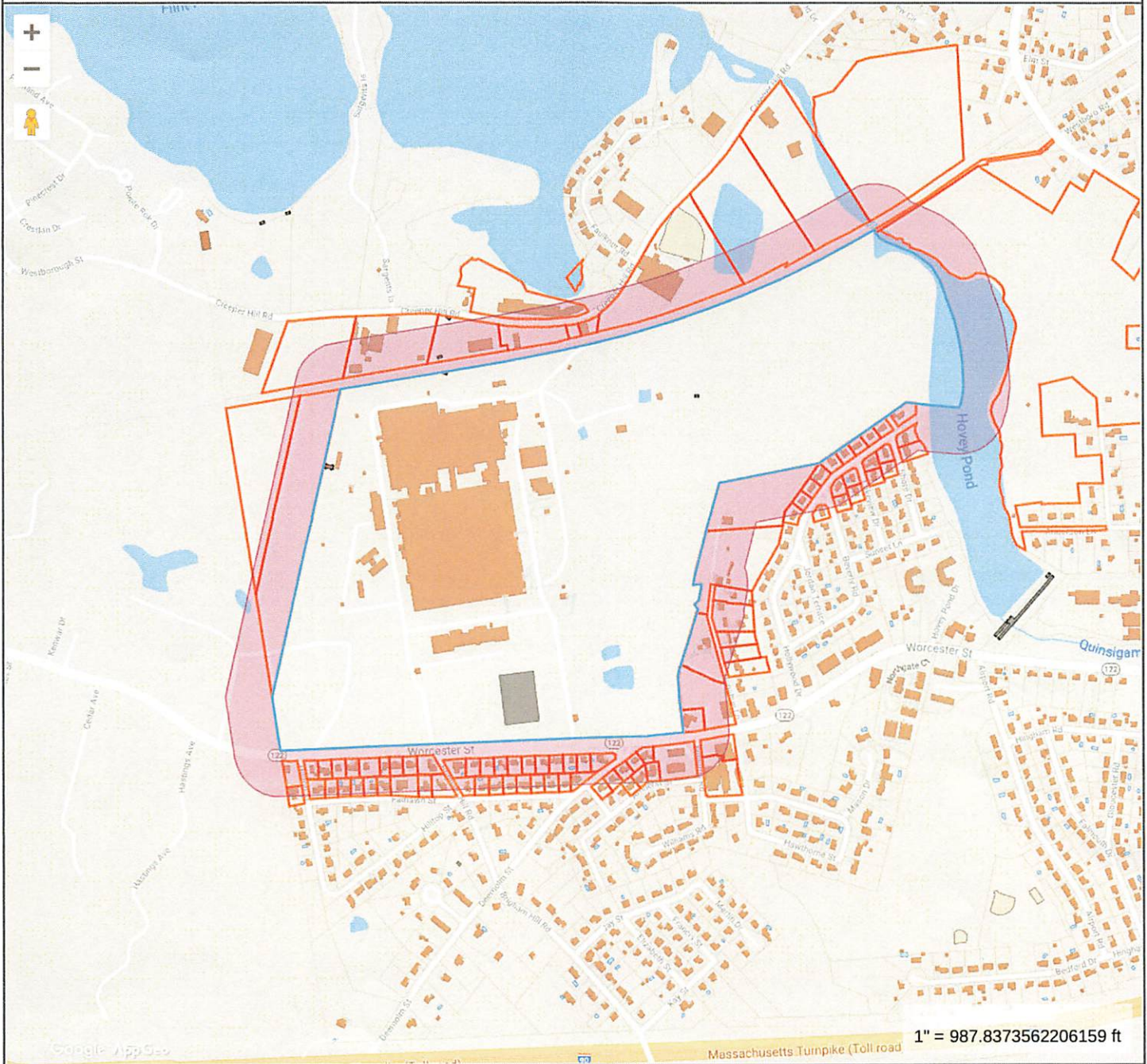
Treasurer / Collector Signature
Date

ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Owner City	State	Zip	book	page
010.0-0000-0035.0	38 ELM STREET	GRAFTON TOWN OF	NELSON PARK TRUSTEES	30 PROVIDENCE ROAD	GRAFTON	MA	01519-1186	0	0
017.0-0000-0001.0	95 CREEPER HILL ROAD	MARCORP HYDRAULIC EQUIPMENT I		95 CREEPER HILL ROAD	N GRAFTON	MA	01536	35409	373
017.0-0000-0001.A	91 CREEPER HILL ROAD	SERVICE PLUS DISPOSAL INC		69 POTTER HILL ROAD	GRAFTON	MA	01519	43506	248
017.0-0000-0002.0	109 CREEPER HILL ROAD	TROIANO REALTY LLC		109 CREEPER HILL ROAD	N GRAFTON	MA	01536	42692	289
017.0-0000-0003.0	115 CREEPER HILL ROAD	NEW ENGLAND POWER CO INC	PROPERTY TAX DEPARTMENT	40 SYLVAN ROAD	WALTHAM	MA	02451-2286	2495	257
018.0-0000-0001.0	84 CREEPER HILL ROAD	MAGILL REAL ESTATE HOLDINGS LL		84 CREEPER HILL ROAD	N GRAFTON	MA	01536	43169	129
018.0-0000-0001.A	80 CREEPER HILL ROAD	GRAFTON TOWN OF	CONSERVATION COMMISSION	30 PROVIDENCE ROAD	GRAFTON	MA	01519-1186	4620	456
018.0-0000-0031.0	51 CREEPER HILL ROAD	51 CREEPER HILL ROAD LLC		52 NORTH STREET	GRAFTON	MA	01519	59078	349
018.0-0000-0032.0	63 CREEPER HILL ROAD	GRAFTON TOWN OF	CONSERVATION COMMISSION	30 PROVIDENCE ROAD	GRAFTON	MA	01519	27793	214
018.0-0000-0033.0	73 CREEPER HILL ROAD	COLORIO REALTY LLC		81 CREEPER HILL ROAD	N GRAFTON	MA	01536	49933	101
018.0-0000-0034.0	99 CREEPER HILL ROAD	99 CREEPER HILL ROAD LLC		15 LYNN LANE	DUDLEY	MA	01571	49847	345
018.0-0000-0035.0	85 CREEPER HILL ROAD	MAGILL REAL ESTATE HOLDINGS LL		84 CREEPER HILL ROAD	N GRAFTON	MA	01536	43169	129
019.0-0000-0008.0	9 SHREWSBURY STREET	JOHNSON RAYMOND F JR & VIOLA L	JOHNSON PHILIP B & DOUGLAS C	20 SECOND STREET	N GRAFTON	MA	01536-1541	21032	258
019.0-0000-0013.0	23 SHREWSBURY STREET	NEW ENGLAND POWER CO INC	PROPERTY TAX DEPARTMENT	40 SYLVAN ROAD	WALTHAM	MA	02451-2286	2753	523
025.0-0000-0001.0	230 WORCESTER STREET	NEW ENGLAND POWER COMPANY	PROPERTY TAX DEPARTMENT	40 SYLVAN ROAD	WALTHAM	MA	02451-2286	2565	66
025.0-0000-0002.0	244 REAR WORCESTER STREET #REAR	WYMAN GORDON CO	ATTN: PAT RANA	244 WORCESTER STREET	N GRAFTON	MA	01536	7481	368
026.0-0000-0001.0	7 DONAHUE LANE	PUROHIT MINESH D	PUROHIT SARAH	7 DONAHUE LANE	N GRAFTON	MA	01536	44087	349
026.0-0000-0002.0	18 DONAHUE LANE	MACURA KATHLEEN M TRUSTEE	MACURA REALTY TRUST	14 STUB TOE LANE	SOUTHBOROUGH	MA	01772	58664	302
026.0-0000-0002.A	22 DONAHUE LANE	MACURA KATHLEEN M TRUSTEE	MACURA REALTY TRUST	14 STUB TOE LANE	SOUTHBOROUGH	MA	01772	58664	298
026.0-0000-0003.0	14 DONAHUE LANE	BARTHELME BRIAN A		14 DONAHUE LANE	N GRAFTON	MA	01536	21851	27
026.0-0000-0005.0	10 DONAHUE LANE	FLEMING ROBERTA LEE		10 DONAHUE LANE	N GRAFTON	MA	01536-1212	7105	111
026.0-0000-0006.0	8 DONAHUE LANE	FONTANA, PAUL		8 DONAHUE LANE	N GRAFTON	MA	01536	59434	75
026.0-0000-0007.0	6 DONAHUE LANE	NISHANIAN FARLEY A	NISHANIAN JASON J	6 DONAHUE LANE	N GRAFTON	MA	01536	52437	150
026.0-0000-0008.0	4 DONAHUE LANE	FAIRBANKS WILFRED A JR	FAIRBANKS HELEN F	4 DONAHUE LANE	N GRAFTON	MA	01536-1212	5163	349
026.0-0000-0021.0	23 HOLLYWOOD DRIVE	BLAIS JOSEPH R TRUSTEE	JOSEPH R BLAIS REVOCABLE TR	23 HOLLYWOOD DRIVE	N GRAFTON	MA	01536	57062	13
026.0-0000-0022.0	25 HOLLYWOOD DRIVE	CARELLI PAUL K	CARELLI CYNTHIA E	25 HOLLYWOOD DRIVE	N GRAFTON	MA	01536-1513	9643	88
026.0-0000-0023.0	27 HOLLYWOOD DRIVE	GRAVES SEAN, TIMOTHY & EMILY TF	GRAVES FAMILY IRREV. TRUST	27 HOLLYWOOD DRIVE	N GRAFTON	MA	01536-1513	22105	215
026.0-0000-0024.0	29 HOLLYWOOD DRIVE	DAVID JOYCE M		29 HOLLYWOOD DRIVE	N GRAFTON	MA	01536-1513	4862	59
026.0-0000-0025.0	31 HOLLYWOOD DRIVE	GALLAGHER DEBORAH E LIFE ESTA	GALLAGHER JAMES J TRUSTEE	31 HOLLYWOOD DRIVE	N GRAFTON	MA	01536	48676	82
026.0-0000-0026.0	33 HOLLYWOOD DRIVE	EGAN ROBERT N	EGAN AUDREY L	33 HOLLYWOOD DRIVE	N GRAFTON	MA	01536-1513	9045	136
026.0-0000-0027.0	35 HOLLYWOOD DRIVE	ROWE GORDON T	ROWE KATHLEEN	35 HOLLYWOOD DRIVE	N GRAFTON	MA	01536-1513	5380	167
026.0-0000-0028.0	37 HOLLYWOOD DRIVE	LEE RENSUN	TAY HUIQING	37 HOLLYWOOD DRIVE	N GRAFTON	MA	01536	52238	175
026.0-0000-0029.0	39 HOLLYWOOD DRIVE	OEVERMANN ULRICH	OEVERMANN KARI L	39 HOLLYWOOD DRIVE	N GRAFTON	MA	01536-1513	12242	268
026.0-0000-0030.0	41 HOLLYWOOD DRIVE	GAVEL KAREN G		41 HOLLYWOOD DRIVE	N GRAFTON	MA	01536-1513	38219	336
026.0-0000-0031.0	14 SHORE DRIVE	LETO ANTHONY J	LETO SUSAN B	14 SHORE DRIVE	N GRAFTON	MA	01536-1524	13520	312
026.0-0000-0032.0	12 SHORE DRIVE	PRUNIER JANET M TRUSTEE	PRUNIER HOMESTEAD TRUST	12 SHORE DRIVE	N GRAFTON	MA	01536	53498	18
026.0-0000-0042.0	9 SHORE DRIVE	TETREAULT STEPHEN	TETREAULT MICHELE	9 SHORE DRIVE	N GRAFTON	MA	01536-1524	37065	91
026.0-0000-0043.0	11 SHORE DRIVE	FLAHERTY KIM M & HOLLAND KEVIN	HOLLAND IRREVOCABLE TRUST	11 SHORE DRIVE	N GRAFTON	MA	01536	52358	24
026.0-0000-0044.0	36 HOLLYWOOD DRIVE	CAMYRE JAMES E	CAMYRE JANET M	36 HOLLYWOOD DRIVE	N GRAFTON	MA	01536-1546	5314	457
026.0-0000-0045.0	1 LAKEVIEW DRIVE	GRZYBEK, MARK A		1 LAKEVIEW DRIVE	N GRAFTON	MA	01536	60704	35
026.0-0000-0053.0	4 LAKEVIEW DRIVE	BILLINGS GERALD R	BILLINGS VALERIE A	4 LAKEVIEW DRIVE	N GRAFTON	MA	01536	12366	255
026.0-0000-0054.0	2 LAKEVIEW DRIVE	CARTER GILLIAN K		2 LAKEVIEW DRIVE	N GRAFTON	MA	01536	48426	163
026.0-0000-0055.0	28 HOLLYWOOD DRIVE	MCCORMICK HOLLY		28 HOLLYWOOD DRIVE	N GRAFTON	MA	01536	58035	220
026.0-0000-0056.0	26 BEVERLY ROAD	CRUZ REYNALDO & QUINONES-CRUZ	RL CRUZ FAMILY TRUST	26 BEVERLY ROAD	N GRAFTON	MA	01536	52440	215
026.0-0000-0065.0	25 BEVERLY ROAD	CLARK JAMES H	CLARK TERESA M	25 BEVERLY ROAD	N GRAFTON	MA	01536-1546	12437	108
034.0-0000-0040.0	41 HILLTOP STREET	JUDKINS JO-ANN J		41 HILLTOP STREET	N GRAFTON	MA	01536-1226	31388	366
034.0-0000-0041.0	267 WORCESTER STREET	DADAH ANTHONY J JR	DADAH KIM	267 WORCESTER STREET	N GRAFTON	MA	01536-0344	9495	298
034.0-0000-0042.0	9 MAPLEWOOD DRIVE	WAHLGREN ROBERT W		9 MAPLEWOOD DRIVE	N GRAFTON	MA	01536	7748	24
034.0-0000-0043.0	11 MAPLEWOOD DRIVE	LOHNES DEBORAH		11 MAPLEWOOD DRIVE	N GRAFTON	MA	01536	56388	385
034.0-0000-0044.0	13 MAPLEWOOD DRIVE	STEWART ROBYN E		13 MAPLEWOOD DRIVE	N GRAFTON	MA	01536	47733	309
034.0-0000-0045.0	15 MAPLEWOOD DRIVE	THORNTON CHRISTOPHER A	THORNTON AMY J	15 MAPLEWOOD DRIVE	N GRAFTON	MA	01536-1236	24687	191
034.0-0000-0046.0	17 MAPLEWOOD DRIVE	GAGNON NOAH A	GAGNON LEIGHANN BERTRAND	17 MAPLEWOOD DRIVE	N GRAFTON	MA	01536	42371	101
034.0-0000-0047.0	19 MAPLEWOOD DRIVE	LACASSE CHRISTOPHER S	WOTTON HEATHER L	19 MAPLEWOOD DRIVE	N GRAFTON	MA	01536	44600	181
034.0-0000-0048.0	21 MAPLEWOOD DRIVE	LAROSE ANTHONY W	LAROSE MICHELLE L	21 MAPLEWOOD DRIVE	N GRAFTON	MA	01536-1236	31509	82
034.0-0000-0049.0	23 MAPLEWOOD DRIVE	ORTEGA OSCAR	ORTEGA ELIZABETH	44 CLAFLIN STREET	FRAMINGHAM	MA	01702	58005	323
034.0-0000-0050.0	241 BRIGHAM HILL ROAD	HERNANDEZ, FRANCISCO H		241 BRIGHAM HILL ROAD	N GRAFTON	MA	01536	61456	68



034.0-0000-0051.0	251 WORCESTER STREET	DAVIDSON RAYMOND A	DAVIDSON HILDA E	251 WORCESTER STREET	N GRAFTON	MA	01536	20753	143
034.0-0000-0052.0	253 WORCESTER STREET	CICCARELLI JOANNE M TRUSTEE	CICCARELLI REALTY TRUST	253 WORCESTER STREET	N GRAFTON	MA	01536	55893	253
034.0-0000-0053.0	255 WORCESTER STREET	MORONEY MAUREEN		255 WORCESTER STREET	N GRAFTON	MA	01536-127;	21939	147
034.0-0000-0054.0	257 WORCESTER STREET	LAMBERT CYNTHIA TRUSTEE	LAMBERT FAMILY TRUST	257 WORCESTER STREET	N GRAFTON	MA	01536	59651	367
034.0-0000-0056.0	259 WORCESTER STREET	GONZALEZ EMILIO O	GONZALEZ BERNADINE A	259 WORCESTER STREET	N GRAFTON	MA	01536-127;	5934	143
034.0-0000-0057.0	261 WORCESTER STREET	MARTIN HOLLY		261 WORCESTER STREET	N GRAFTON	MA	01536	57091	130
034.0-0000-0058.0	263 WORCESTER STREET	PAGET, MATTHEW	PAGET, AMY	263 WORCESTER STREET	N GRAFTON	MA	01536	58881	319
034.0-0000-0059.0	265 WORCESTER STREET	LAMONTAGNE, JOHN PHILIP	LAMONTAGNE, CASEY ELIZABET	265 WORCESTER STREET	N GRAFTON	MA	01536	59617	354
034.0-0000-0060.0	32 FAIRLAWN STREET	SCHAKER YORAM	SCHAKER KATHLEEN	32 FAIRLAWN STREET	N GRAFTON	MA	01536-125;	28485	362
034.0-0000-0061.0	30 FAIRLAWN STREET	DAINIS MICHAEL J	DAINIS CYNTHIA J	30 FAIRLAWN STREET	N GRAFTON	MA	01536-125;	20068	171
034.0-0000-0062.0	28 FAIRLAWN STREET	HARVIE ALAN L	HARVIE JANICE M	28 FAIRLAWN STREET	N GRAFTON	MA	01536	52853	224
034.0-0000-0063.0	26 FAIRLAWN STREET	BAKER ELEANOR & JAMES LIFE EST	BAKER MARK F & KAREN M	26 FAIRLAWN STREET	N GRAFTON	MA	01536-125;	26941	56
034.0-0000-0064.0	24 FAIRLAWN STREET	FAHLBECK ROBERT W	FAHLBECK SUSAN C	24 FAIRLAWN STREET	N GRAFTON	MA	01536-125;	17043	248
034.0-0000-0065.0	22 FAIRLAWN STREET	DOW MARIE C		22 FAIRLAWN STREET	N GRAFTON	MA	01536-036;	16553	308
034.0-0000-0066.0	18 FAIRLAWN STREET	NICALEK STEVEN E	NICALEK ERIN M	18 FAIRLAWN STREET	N GRAFTON	MA	01536	51954	180
034.0-0000-0067.0	16 FAIRLAWN STREET	KNEELAND THERESA A LIFE ESTATE	KNEELAND JOHN T JR TRUSTEE	KNEELAND FAMILY TRUST	N GRAFTON	MA	01536	53693	85
034.0-0000-0068.0	239 BRIGHAM HILL ROAD	AOKI RUTH		239 BRIGHAM HILL ROAD	N GRAFTON	MA	01536-124;	37062	195
034.0-0000-0069.0	238 BRIGHAM HILL ROAD	GLISPIN DAVID R		238 BRIGHAM HILL ROAD	N GRAFTON	MA	01536	26838	304
034.0-0000-0070.0	14 FAIRLAWN STREET	LEONARD BRIAN E	LEONARD LINDA J	14 FAIRLAWN STREET	N GRAFTON	MA	01536-121;	16702	356
034.0-0000-0071.0	12 FAIRLAWN STREET	ANDERSON MICHAEL C	ANDERSON LISA	12 FAIRLAWN STREET	N GRAFTON	MA	01536-121;	36902	80
034.0-0000-0072.0	10 FAIRLAWN STREET	BOULANGER, ROSEMARIE THERESA		10 FAIRLAWN STREET	N GRAFTON	MA	01536	61959	8
034.0-0000-0073.0	8 FAIRLAWN STREET	PERRY JOHN BENJAMIN		8 FAIRLAWN STREET	N GRAFTON	MA	01536	65261	27
034.0-0000-0074.0	6 FAIRLAWN STREET	DESROSIER, WILLIAM M		6 FAIRLAWN STREET	N GRAFTON	MA	01536	63137	97
034.0-0000-0075.0	4 FAIRLAWN STREET	LEGOR PATRICK T, MURPHY CAROL	THE FOUR FAIRLAWN STR NOMIN	4 FAIRLAWN STREET	N GRAFTON	MA	01536	45559	343
035.0-0000-0001.0	244 WORCESTER STREET	WYMAN GORDON CO	ATTN: PAT RANA	244 WORCESTER STREET	N GRAFTON	MA	01536	7481	368
035.0-0000-0002.0	220 WORCESTER STREET	MACKOUL RICHARD	MACKOUL VALERIE B	220 WORCESTER STREET	N GRAFTON	MA	01536-125;	10067	373
035.0-0000-0003.0	218 WORCESTER STREET	218 WORCESTER STREET LLC		218 WORCESTER STREET	N GRAFTON	MA	01536	61471	210
035.0-0000-0012.0	215 WORCESTER STREET	215 PROPERTIES LLC		68 GRAFTON ROAD	UPTON	MA	01568	61921	291
035.0-0000-0014.0	1 HAWTHORNE STREET	215 PROPERTIES LLC		68 GRAFTON ROAD	UPTON	MA	01568	61921	219
035.0-0000-0054.0	217 WORCESTER STREET	CFI PROPCO 2, LLC		165 FLANDERS ROAD	WESTBOROUGH	MA	01581	62325	82
035.0-0000-0056.0	225 WORCESTER STREET	OAKES ANDREW & OAKES LYN CHIT	OAKES 2021 TRUST	703 EL GRANADA BLVD	HALF MOON BA	CA	94019	64899	323
035.0-0000-0057.0	3 MAPLEWOOD DRIVE	MCDONOUGH, DANIELLE N		1763 SW GREGOR WAY	STUART	FL	34997	60657	56
035.0-0000-0058.0	5 MAPLEWOOD DRIVE	DENHAM, ASHLEY		5 MAPLEWOOD DRIVE	N GRAFTON	MA	01536	60379	24
035.0-0000-0059.0	7 MAPLEWOOD DRIVE	DAGLE, PATRICIA		7 MAPLEWOOD DRIVE	N GRAFTON	MA	01536	59025	100
035.0-0000-0060.0	2 FAIRLAWN STREET	HILBERT JAMES C	WHITE PATRICIA L	2 FAIRLAWN STREET	N GRAFTON	MA	01536-121;	21772	282
035.0-0000-0061.0	10 DEERNOLM STREET	PIERCE JENNIFER L	PIERCE DENIS M	10 DEERNOLM STREET	N GRAFTON	MA	01536	44131	41
035.0-0000-0062.0	3 DEERNOLM STREET	MERNICK, ROBERT C	FLEMING, MEAGHAN J	3 DEERNOLM STREET	N GRAFTON	MA	01536	60102	23
035.0-0000-0063.0	5 DEERNOLM STREET	MURPHY CULLY S	MURPHY LISA J	5 DEERNOLM STREET	N GRAFTON	MA	01536	51396	192
035.0-0000-0064.0	7 DEERNOLM STREET	TRINCIA PHYLLIS J		7 DEERNOLM STREET	N GRAFTON	MA	01536-120;	19027	127
035.0-0000-0065.0	9 DEERNOLM STREET	GEMELLI MICHAEL B	GEMELLI JILL F	9 DEERNOLM STREET	N GRAFTON	MA	01536	58345	75
035.0-0000-0074.0	8 AMHERST STREET	KISSAM JULIE A	ANDERSON DWIGHT E	8 AMHERST STREET	N GRAFTON	MA	01536	45045	194
035.0-0000-0075.0	6 AMHERST STREET	ROBINSON KENNETH A	ROBINSON SUSAN L	6 AMHERST STREET	N GRAFTON	MA	01536-120;	19346	196
035.0-0000-0076.0	4 AMHERST STREET	SHERIDAN LINDA D		4 AMHERST STREET	N GRAFTON	MA	01536	50381	181

244 Worcester Street



Property Information

Property ID 035.0-0000-0001.0
Location 244 WORCESTER STREET
Owner WYMAN GORDON CO



**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.

Geometry updated 3/23/2021
Data updated 3/23/2021

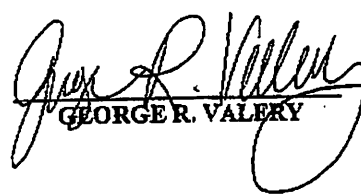
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

WYMAN GORDAN - GRAFTON: TOWN OF MILLBURY ABUTTERS - 300 FT

<u>Map Par ID</u>	<u>Owner</u>	<u>Owner Address</u>	<u>Owner City</u>	<u>Owner State</u>	<u>Owner Zip</u>	<u>Address</u>
7_11	NEW ENGLAND POWER CO	40 SYLVAN ROAD	WALTHAM	MA	02451	GRAFTON-WORC RD
7_12	NEW ENGLAND POWER CO	40 SYLVAN ROAD	WALTHAM	MA	02451	GRAFTON-WORC RD
7_13	2000 GRAFTON ROAD LLC	2 MANNING LANE	N GRAFTON	MA	01536	2000 GRAFTON-WORC RD
7_13_A	CHARBONNEAU ADAM J & ARIEL	267 WORCESTER ST BOX 344	NO GRAFTON	MA	01536	GRAFTON-WORC RD
7_17	WYMAN-GORDON COMPANY INC	244 WORCESTER ST BOX 8001	NO GRAFTON	MA	01536 8001	1537 GRAFTON-WORC RD
7_18	NEW ENGLAND POWER CO	40 SYLVAN ROAD	WALTHAM	MA	02451	GRAFTON-WORC RD

BOARD OF ASSESSORS:


 JUDE T. CRISTO


 GEORGE R. VALERY


 JONATHAN M. CAMMUSO

DATE: 08-04-2021



Garofalo & Associates, Inc.

Consulting Engineers
Surveyors ♦ Land Planners

August 23, 2021

GRAFTON MEMORIAL MUNICIPAL CENTER

Planning Department
30 Providence Road
Grafton, Massachusetts 01519

**RE: *Special Permit & Site Plan Approval Application
CB DISTRIBUTION
A.P. 35, Lot 1
244 Worcester Street (Route 117)
Grafton, Massachusetts 01536
GAI PN: 7280.00***

Dear Mr. McGoldrick,

On behalf of the Applicant, Churchill & Banks Companies, LLC, *Garofalo & Associates, Inc. (Garofalo)* submits the below Project Description, per Section 1.3.3.3(c) of the Grafton Zoning By-Law for the above referenced project. The project scope generally includes the construction of a 368,900 square foot industrial shipping distribution warehouse on a portion of a developed lot located at 244 Worcester Street, Grafton MA.

PROJECT DESCRIPTION

Existing Site Information

The 182.5-acre property is situated at 244 Worcester Street (Route 117), which is identified as the Town of Grafton's Tax Assessor's Plat 35, Lot 1. The development zone (site) includes roughly 26-acre on the southern portion of the Lot. Industrial properties abut the site to the north, with abutting residential properties to the east and south. Industrial uses also abut the site to the west, just across the Grafton and Millbury town line along the western edge of the project parcel. The lot is within an industrial zone, and contains an operational historic industrial complex. This complex is currently owned by Wyman-Gordon Company, and functions as a machine factory and forge. Along with various access roadways, parking facilities and other associated structures, the Wyman-Gordon complex occupies the majority of the property. The property has approximately 2,625 feet of frontage on Worcester Street.

Development Summary

The proposed warehouse building is located on the southern portion of the property between the Wyman-Gordon plant and Worcester Street (Route 122). The proposed design will maintain site access from Worcester Street on the eastern and western sides of the project, while eliminating the central entrance to the property across from Brigham Hill Road. The eastern entrance will serve as the facility's main entrance for trucks and employee parking. The employee parking field is located on the eastern side of the warehouse, with truck loading bays located along the length of the northern side. Truck storage spaces are proposed to the northwest of the warehouse. The proposed development will include all associated pedestrian safety features, walkways, lighting, landscaping features and other amenities.



Redevelopment activities are also proposed as necessary to consolidate Wyman-Gordon operations out of the development zone and will occur immediately north of the warehouse development area. Consolidation will include improvements to the existing office building's parking facilities and access circulation as well as restriping an existing parking field northwest of the office building. These redevelopment areas will also include minor improvements to pedestrian walkways, site lighting and landscape features.

Proposed Use Summary

- Operational activities of the proposed use include warehousing and industrial shipping distribution. Inventory will be stored and prepared for shipment within the warehouse, and ultimately shipped out for delivery from the facility.
- Existing uses on the property involve the Wyman-Gordon industrial manufacturing plant, located in the central and northern portions of the property. This existing use will continue under proposed conditions.
- 24 hour/day, 7 day/week operation (light shifts on Sat/Sun)
- 180 employees estimated on largest shift (estimated 300 total employees)
- Delivery vehicles will primarily be tractor trailers. As illustrated in the Traffic Impact Assessment, the facility is estimated to generate approximately 638 new vehicle trips/day (412 cars, 226 trucks).
- Uses of hazardous materials/substances on-site will generally include petroleum products, fertilizers, and paints/solvents. Procedures for the proper storage and disposal of these substances are specified within the proposed facility's Stormwater Management System Operation and Maintenance Plan.
- Significant changes are not anticipated in the future with respect to the proposed use or building structure. The maximum number of employees, hours of operation and nature of deliveries is also not anticipated to significantly change in the future.
- The project does not request any waivers from Sections 1.3.3.3(d)-(f).

Stormwater Management and Construction Period Pollution Prevention

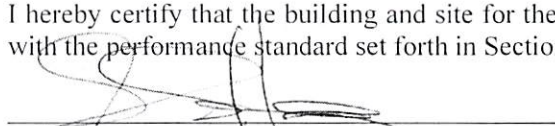
Proposed impervious areas reflect an increase in impervious coverage at the site. Stormwater management practices have been developed to comply with the requirements of the Town of Grafton By-Laws and the *Massachusetts Department of Environmental Protection Stormwater Handbook*. Specifically, the developed site will provide recharge, water quality treatment and peak runoff mitigation by directing stormwater flow into infiltration basin and infiltration chamber Best Management Practices (BMPs). The proposed systems provide water quality and recharge management while decreasing peak flow and volume to surrounding streams and wetland resource areas. Please refer to supplemental materials for additional discussion and calculations regarding stormwater management facilities for the project as well as copies of miscellaneous materials being provided to the Conservation Commission.

Construction Period Pollution Prevention and Erosion and Sedimentation Controls will be employed to control temporary discharges associated with construction activities in accordance with requirements specified in the Massachusetts Erosion and Sediment Control Guidelines for Urban and Suburban Areas and the EPA Construction General Permit. Please refer to supplemental materials for additional discussion regarding erosion and sediment controls for the project.



Signatures and Statements per Sections 1.3.3.3(c) and 1.3.3.3(g)

I hereby certify that the building and site for the above referenced project have been designed to comply with the performance standard set forth in Section 4.1 of the Grafton Zoning By-Law



Samuel S. Hemenway, P.E.
Project Manager

We hereby certify that the building and site for the above referenced project 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 Grafton Zoning By-Law.



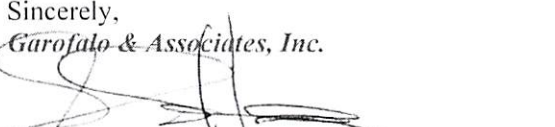
Churchill & Banks Companies, LLC
Applicant
By: Richard Baccari

SEE NEXT PAGE

Wyman-Gordon Company
Owner
By:

I trust that the information outlined above is sufficient for evaluation of the project. Please contact our office if you have any questions, or require additional information.

Sincerely,
Garofalo & Associates, Inc.



Samuel S. Hemenway, P.E.
Project Manager





Signatures and Statements per Sections 1.3.3.3(c) and 1.3.3.3(g)

I hereby certify that the building and site for the above referenced project have been designed to comply with the performance standard set forth in Section 4.1 of the Grafton Zoning By-Law

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Churchill & Banks Companies, LLC
Applicant

By: Richard Baccari

Wyman-Gordon Company
Owner

By: Jonathan Filgate

8-26-2021

I trust that the information outlined above is sufficient for evaluation of the project. Please contact our office if you have any questions, or require additional information.

Sincerely,
Garofalo & Associates, Inc.

Samuel S. Hemenway, P.E.
Project Manager

