

Toll Brothers

America's Luxury Home Builder™

EXAMPLE # 1

December 1, 2006

Town of Grafton
Stephen R. Bishop, AICP, Town Planner
Grafton Memorial Municipal Center
30 Providence Road
Grafton, Massachusetts 01519

DEC 04 2006

PLANNING BOARD
GRAFTON, MA

VIA REGISTERED MAIL

**RE: Walnut Woods Subdivision (a.k.a. North Grafton Ridge)
Valley View Drive
Request for Determination of Completeness**

Dear Planning Board Members:

In accordance with Section 3.3.11 of the Grafton Subdivision Rules and Regulations, Toll Bros., Inc. (TBI) is requesting the Planning Board to review the enclosed information for purposes of issuing a "Determination of Completeness" to Valley View Drive as laid out by the Walnut Woods (a.k.a. North Grafton Ridge) Subdivision. It is our understanding that we have met all of the applicable requirements as evidenced by the enclosed supporting documentation.

Per Section 3.3.11.2, the Public Notice is scheduled for publication in the Grafton News on December 6, 2006. This request for "Determination of Completeness" has been sent to both the Planning Board and Town Clerk via Registered Mail with copies to those individuals listed at the end of this letter. Please see copies of the enclosed information listed below which follows the same numbering sequence as the aforementioned Grafton Subdivision Rules and Regulations.

a) *Name and address of Applicant:*

Toll Bros., Inc. (CC Estates Limited Partnership)
83 Cedar Street
Milford, MA 01757

b) *A compliance certificate signed under oath by the Developer and his Engineer that the development has been completed according to the Rules and Regulations of the Planning Board and the Town of Grafton's Zoning By-Law.*

Please see enclosed Certificate of Compliance by Toll Bros., Inc. and Dunn-McKenzie, Inc. signed on November 30, 2006 and December 1, 2006, respectively.

c) *Copies of or reference to the requisite Inspection Forms and Reports.*

Please see enclosed Graves Engineering, Inc. (GEI) Construction Completeness Review dated August 29, 2006. The GEI Construction Completeness Review letter states "in summary, except #15 and #19 our comments were addressed." Comment #15 pertained to the issuance of a Certificate of Compliance by the Conservation Commission, which was issued on July 27, 2006. Please see enclosed copy of the Certificate of Compliance (COC) to Massachusetts Department

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of Environmental Protection (MA DEP) File # 164-419 and Grafton Wetlands By-Law Permit #264. Comment #19 pertained to the swale at the front of #22 Valley View Drive (Lot 4) which was re-graded and subsequently stabilized during September 2006.

d) *Written evidence of compliance with the Definitive Plan from the following:*

- 1) *Planning Board and Superintendent of Streets as to construction of all ways and sidewalks, and installation of street signs, traffic signs, street lighting and appurtenances, pavement, gutters and curbs, monuments, required grading and drainage, lot drainage planting and seeding.*

Please refer to enclosed GEI Construction Completeness review dated August 29, 2006.

- 2) *The appropriate water utility as to all water mains, hydrants and appurtenances.*

Walnut Woods is serviced by individual wells for each home. This project does not contain water mains, hydrants or appurtenances.

- 3) *The Board of Health as to the installation of sewage disposal facilities, if applicable, or the Board of Sewer Commissioners, if applicable.*

Please see enclosed letter from the Town of Grafton Board of Health dated November 28, 2006 which states that other than one issue concerning a replacement well at 12 Valley View Drive, the Subdivision was constructed according to Board of Health requirements and recommendations. The work at 12 Valley View Drive is complete, but there is a deed restriction for 12 Valley View Drive which has not yet been executed and is under review by the Homeowners' mortgage company.

- 4) *The Fire Department as to the installation of the fire alarm system, if any.*

Please see enclosed letter from the Town of Grafton Fire Department dated July 27, 2006 which states "this development has satisfied all Fire Department requirements."

- f) *Written request for final inspections by the Planning Board; and*

Please consider this letter as our written request for a final inspection by the Planning Board.

- g) *Written request for Determination of Completeness*

Please consider this letter as our written request for a Determination of Completeness.

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Also, please find the enclosed letter from GEI dated August 29, 2006 pertaining to Acceptance Plan and As-Built Plan review which states "in summary, our comments have been addressed." Copies of the Acceptance Plans, As-Built Plans, and Legal Descriptions referenced in this GEI correspondence are enclosed for your review and are listed below:

- As-Built Plan Valley View Drive, Grafton, Massachusetts. Plan Sheets 1 of 5, 2 of 5, 3 of 5, 4 of 5, and 5 of 5 by Dunn-McKenzie, Inc., Scale 1"=40', dated October 27, 2005 and last revised July 5, 2006.
- Conservation As-Built Plan Valley View Drive, Grafton, Massachusetts. Plan Sheets 1 of 2 and 2 of 2 by Dunn-McKenzie, Inc., Scale 1"=40', dated June 14, 2006.
- Road Acceptance Plan Valley View Drive, Grafton, Massachusetts. Plan Sheets 1 of 3, 2 of 3, and 3 of 3 by Dunn-McKenzie, Inc., Scale 1"=40', dated November 21, 2005 and last revised February 22, 2006.
- Land Description of Valley View Drive – Walnut Woods dated February 7, 2006 (3-Pages).
- Land Description of Storm water Easement on lots 1 and 3 within – Walnut Woods dated February 10, 2006 (2-Pages).
- Land Description of Storm water Easement on lot 28 within – Walnut Woods dated February 10, 2006 (1-Page).
- Land Description of Storm water Easement on lots 14, 15, 16, 17 & 18R within – Walnut Woods dated February 16, 2006 (2-Pages).
- Land Description of 25 foot drain easement along southern sideline of Valley View Drive – Walnut Woods dated February 14, 2006 (2-Pages).
- Land Description of 25 & 10 foot drain easement along northern sideline of Valley View Drive – Walnut Woods dated February 7, 2006 (2-Pages).
- Land Description of Storm Water Easement on Lot 30 within – Walnut Woods dated November 29, 2006 (1-Page)

In accordance with the Grafton Subdivision Rules and Regulations, it should be noted that the top course of pavement was completed on June 27, 2005 and will have been in place for the eighteen month requirement during December 2006. Copies of the inspection reports from Graves Engineering are attached. Upon the issuance of a "Determination of Completeness," we request that the Planning Board → notify the Board of Selectmen to place these roadways on the May 2007 Town Meeting- Citizen's Petition is required.

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We look forward to working with the Board and trust that the information enclosed meets the requirements for the Planning Board's "Determination of Completeness." If you have any questions, please do not hesitate to contact me.

Very truly yours,
TOLL BROTHERS, INC.



Bryan J. Weiner, P.E.
Land Development Manager

Enclosures

cc: Maureen Clark, Town Clerk (via Registered Mail)
Roger Hammond, DPW Director
Jeffrey M. Walsh, P.E., Graves Engineering, Inc.
Linda L. Dettloff, Conservation Agent
Lois Luniewicz, REHS/RS, CHO, Health Agent
Michael E. Gauthier, Fire Chief
Mark A. Kablack, Esq., M.A. Kablack & Associates, P.C.
Bryan O'Sullivan, TBI Project Manager (TBI)