

Exhibit 10 – Community Support



Ann Morgan <morgana@grafton-ma.gov>

Public Comment Form:

Town of Grafton MA <vtsdmailer@vt-s.net>
To: planningdept@grafton-ma.gov

Thu, Jul 7, 2016 at 7:50 AM

Submitted on Thursday, July 7, 2016 - 7:50am
Submitted by anonymous user: 216.49.157.221
Submitted values are:

Choose a Project: Prentice Place - 23 Prentice Street - North Grafton - 54
Apartment Units - Potential 40B Projects

First Name: John

Last Name: Nicolazzo

Email Address: jnicolazzo@mackouelectric.com

Street Address: 1 Shore Drive

City: North Grafton

State: Massachusetts

Public Comment Disclaimer: I have read and understand the Public Comment
Disclaimer.

Comments:

I would like to ask the town planners and the BOS to deny the permits for
the Prentice place project. It packs too many units in too small a space.
As it stands right now the uncontrolled and poorly zoned growth of the town
these past 12-15 years has left us with Very Expensive traffic, water and
infrastructure problems that show no signs of improving without yet another
tax hike.

Please stop this project before it goes too far.

Thank you

RECEIVED

JUL - 7 2016

**PLANNING BOARD
GRAFTON, MA**

The results of this submission may be viewed at:
<http://www.grafton-ma.gov/node/86623/submission/723>



Ann Morgan <morgana@grafton-ma.gov>

Public Comment Form:

Town of Grafton MA <vtsdmailer@vt-s.net>
To: planningdept@grafton-ma.gov

Thu, Jul 7, 2016 at 4:52 PM

Submitted on Thursday, July 7, 2016 - 4:52pm
Submitted by anonymous user: 40.132.251.228
Submitted values are:

Choose a Project: Prentice Place - 23 Prentice Street - North Grafton - 54
Apartment Units - Potential 40B Projects

First Name: William
Last Name: Fuqua
Email Address: wfuqua@gmail.com
Street Address: 189 Worcester St #1
City: North Grafton
State: Massachusetts

Public Comment Disclaimer: I have read and understand the Public Comment Disclaimer.

Comments: This site is well-suited for affordable housing development. Its in an already developed area, near a main road with easy access to major highways. Residents who commute to Worcester, Route 9, or the pike wouldn't have to go through North Grafton so I can't see it adding much to the traffic issues there. If Grafton really wants to prevent more of the sprawling, low density development that has consumed much of the town, then this is the kind of development we need.

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JUL 7 2016

**PLANNING BOARD
GRAFTON, MA**

The results of this submission may be viewed at:
<http://www.grafton-ma.gov/node/86623/submission/863>



Ann Morgan <morgana@grafton-ma.gov>

Fwd: Public Comment Form:

Nicole Larson <larsonn@grafton-ma.gov>
 To: Ann Morgan <morgana@grafton-ma.gov>

Mon, Jun 27, 2016 at 7:21 PM

Tricia Fay's Comments on Prentice Street

----- Forwarded message -----

From: **Town of Grafton MA** <vtsdmailer@vt-s.net>
 Date: Tue, Jun 21, 2016 at 5:45 PM
 Subject: Public Comment Form:
 To: planningdept@grafton-ma.gov

Submitted on Tuesday, June 21, 2016 - 5:45pm
 Submitted by anonymous user: 108.7.56.241
 Submitted values are:

Choose a Project: Prentice Place - 23 Prentice Street - North Grafton - 54
 Apartment Units - Potential 40B Projects
 First Name: PATRICIA
 Last Name: FAY
 Email Address: fayp57@verizon.net
 Street Address: 5 Mathew Circle
 City: North Grafton
 State: Massachusetts
 Public Comment Disclaimer: I have read and understand the Public Comment
 Disclaimer.
 Comments:

I am writing to ask that the B.O.S., Planning Department, and Z.B.A. not
 provide a letter of support to Prentice Street, LLC, for funding through the
 MHP.

The proposed project is not in the best interest of the neighbors of the
 development site. Traffic in this area is congested at best.

54 units on 2.5 acres, up to 3 stories, is not in character of the
 neighborhood. This property should have 4-5 2 stories residences. Under a
 regular multi-family permit, the property would be limited to a much smaller
 number of units and to two stories.

The Affordable Housing Trust has supported this project on the premise that
 the Town would be able to freeze further 40B developments for two years and
 have an opportunity to address "the development of appropriate measures to
 achieve our 10% requirement of affordable units". This statement alone
 goes to the notion that this proposed project is trying to fit a square peg
 in a round hole. It is unfair to have the full weight of the Town's
 reprieve lay on the shoulders of such a small neighborhood.

I am a direct abutter and feel that my quality of life, property value, and
 personal security are threatened by the influx of 54++ neighbors. I do not
 feel that trees can adequately screen three stories. I am only amenable to
 two stories and a fence at the property line.

The property will be defoliated, causing a severe impact to the character of
 the neighborhood as well as the wildlife that currently calls this
 neighborhood home. There are deer, fox, turkey, rabbit, woodchuck and a
 plethora of birds that will be impacted.

How will the impossible traffic be impacted by these new residents. How will a school bus navigate the tiny road? There are no sidewalks and visibility in both directions is difficult at best. With several three bedroom units, it is hard to believe that a number of the units will not have school-age children.

There appears to be only one egress to the property - what happens in an emergency? Can an ambulance get through if a car is blocking the driveway.

What about the 54+ units having natural gas lines. What safety measures will be taken to protect me and my property.

Will there be a fence to prevent trespass to my property and that of my neighbors.

What are the provisions for pets and lighting. If there are parking lot lights, will they be three stories also.

Why is the green area abutting the seasonal, residential abutter. Why can't the green space be configured to buffer the residences?

This project is too large, too tall, and just not fair.

These are just some of my concerns. I feel it inappropriate to support the project when there are too many concerns. Please do not put the cart before the horse.

Thank you for listening.....Tricia Fay

The results of this submission may be viewed at:
<http://www.grafton-ma.gov/node/86623/submission/673>

—
Kind Regards,

Nicole Larson

Office Manager
Planning Department
Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

Phone (508) 839-5335 x1110
Fax (508) 839-4602

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When responding, please consider the Secretary of State considers e-mail a public record.

Judy Goodstein
Attorney at Law
12 Woodbridge Court
North Grafton, MA 01536
516 376 3360

June 13, 2016

RECEIVED

JUN 16 2016

**PLANNING BOARD
GRAFTON, MA**

Town of Grafton
Board of Selectmen
Grafton Municipal Center
30 Providence Road
Grafton MA 01519

Grafton Affordable Housing Trust
C/O Planning Department
Grafton Municipal Center
30 Providence Road
Grafton MA 01519

Re: Proposed 40(B) Development at 23 Prentice Street, North Grafton

Dear Board of Selectmen and Affordable Housing Trust:

I am a resident of North Grafton and I am writing to express my opposition to the proposed 54-unit apartment complex to be located at 23 Prentice Street in North Grafton. I urge you to deny the request by Sotir Papatilo to build this complex for the following reasons:

Traffic congestion. Currently, this area of North Grafton already has some of the worst traffic congestion in the Town of Grafton. There is severe congestion on Route 140 from the area of the proposed development all the way past Bridge Street during rush hour. The addition of the proposed apartment complex will add to this existing traffic problem. I note that the developer claims he will do a "traffic study." I respectfully suggest that no study is needed. Simply drive down Route 140 from Prentice Street towards Grafton Town Center on any weekday between 4pm and 6pm and you will experience the traffic. Please do not make this existing problem worse for the residents of this area.

The apartment complex does not fit in with the character of the surrounding neighborhood. Grafton is a semi-rural area. The area surrounding the proposed development consists of single family homes. The addition of a high density apartment complex in this area will change the character of the neighborhood and will not fit in aesthetically with the surrounding area. As far as I know, there are no high density apartment complexes in Grafton. 54 units on 2 acres is a very dense development. You have a responsibility to your constituents to preserve Grafton as a semi-rural, peaceful area. Personally, I moved from the New York City area two years ago in order to live in a

quiet rural area without congestion. There are apartment complexes in Shrewsbury and Worcester. Do we really want them to start cropping up in Grafton?

There are ball fields directly across the street from the proposed development.

During the spring, summer and fall, the ball fields are filled with children and little league games and tournaments. The children often run across the street without looking. Building a high density apartment complex in this area is a recipe for disaster. It is only a matter of time before a child gets hit by a car due to the awful traffic congestion and frustrated drivers that will be in the area if this is built.

The development is being approved for expeditious reasons only, without due

consideration for the town and neighborhood. It is my understanding that if the Town approves this development, then Grafton will be allowed to “freeze” any new proposed 40(B) projects. This seems to be the major reason driving the Board’s consideration of this project. If you approve this project, you do not have to allow any more 40(B) units. However, while this complies with the letter of the 40(B) law, it does not comply with the spirit of the law. I am a firm believer in 40(B) housing and I live in a 40(B) development. However, the town should not just allow one large 40(B) development, at the cost of the residents of the area, just so that they do not have to allow any more.

The 40(B) law promotes economic diversity and allows lower income families and individuals to afford to rent or buy homes. These are laudable goals and it is the responsibility of the Board of Selectmen and the Affordable Housing Trust to apply the law in a way that benefits all. To simply allow a large development in one area so that you can then deny any more proposed 40(B) projects is simply wrong.

It is entirely possible to have 40(B) housing in Grafton which fits in with the town’s aesthetic. For example, the Flint Pond Estates Condominium Complex is a 40(B) development which does not in any way detract from the surrounding neighborhood. I know this because I live there.

There is already a 40(B) development just two blocks from the proposed

development at 23 Prentice Street. The Flint Pond Estates Condominium Complex is a 72 unit 40(B) complex which was also built by Sotir Papalilo. The Flint Pond Estates Complex is only 2 blocks from the proposed new 40(B) development. In order to promote economic diversity in Grafton as a whole, the 40(B) developments should be placed throughout the Town, and not just clustered in one corner of North Grafton. This was not the intent of the 40(B) law.

Property values in the nearby areas will decrease.

North Grafton is not a wealthy suburb. It is an average town, with average income. The median household income in North Grafton is \$73,000. The average per capita income in North Grafton is \$36,000. This is an area of working people and for most of them, their homes are by far their biggest financial asset. These are people who worked their whole lives and bought houses with the hopes that their homes will grow in value or at least retain their value. Most of the residents of the area do not have a large “safety net” to fall back on, and to have their

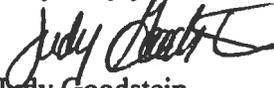
homes lose value as a result of a short-sighted decision by the Selectmen would be a very hard hit for them.

Property values in North Grafton have already fallen as a result of the Propane Gas facility. Please do not further devalue these homes by placing a large high density apartment complex in this area. We already have had the LPG facility foisted on us.

I urge you to consider this project carefully, and I urge you to deny the application by Sotir Papalilo.

Thank you.

Very truly yours,



Judy Goodstein

cc: Rep. David Muradian

The Grafton News

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Classified: 508-829-5981 ext. 433
Billing: 508-749-3164 ext. 113
Circulation: 508-749-3164 ext. 112

A Publication of
Holden Landmark Corporation
Member, New England Newspaper &
Press Association
USPS 576-140



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Published weekly. Periodical postage paid at North Grafton, MA 01536. Subscription by mail \$18 one year; \$28 two years. Senior Citizens \$14 one year; \$22 two years. All Out Of County, \$29 one year. Single copy 50 cents. Postmaster send address changes to: The Grafton News, 79 Worcester Street, North Grafton, MA 01536.

ABOUT TOWN

We want you
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Apartment complex planned for N

By Richard Price
Grafton News Editor

A real estate developer proposed a 54 rental unit project at the Tuesday night Selectmen's meeting which, if approved, would significantly address the state requirement for affordable housing in Grafton.

The project is proposed at 23 Prentice Street in North Grafton, near the Nelson Library, and would include five three-story structures, with 21 one-bedroom units, 28 two-bedroom units and six three-bedroom units on roughly 2 1/2 acres. Sotir Papalilo, a real estate developer, presented the plan to Selectmen. He said it would be privately financed and would cost \$9.7 million to build. Rent would start at \$1,000 per month for the one-bedroom units and up.

Selectman Craig Dauphinais said he used to live on Creeper Hill Road adding that it is a well established neighborhood of single family homes. He told the developer he was concerned this new project would conflict with the character of the area and add significant density. He also said North Grafton is burdened with rush hour traffic, especially near Post Office Pub, and said this development could add to the woes.

Papalilo told the board the project was still in the early stages. He said he would conduct a traffic study and present it when it was finished. Town Administrator Tim McInerney said the project concept was appealing and would be a compliment to nearby Route 20 but also said he was interested in hearing opinions from the neighborhood. Other

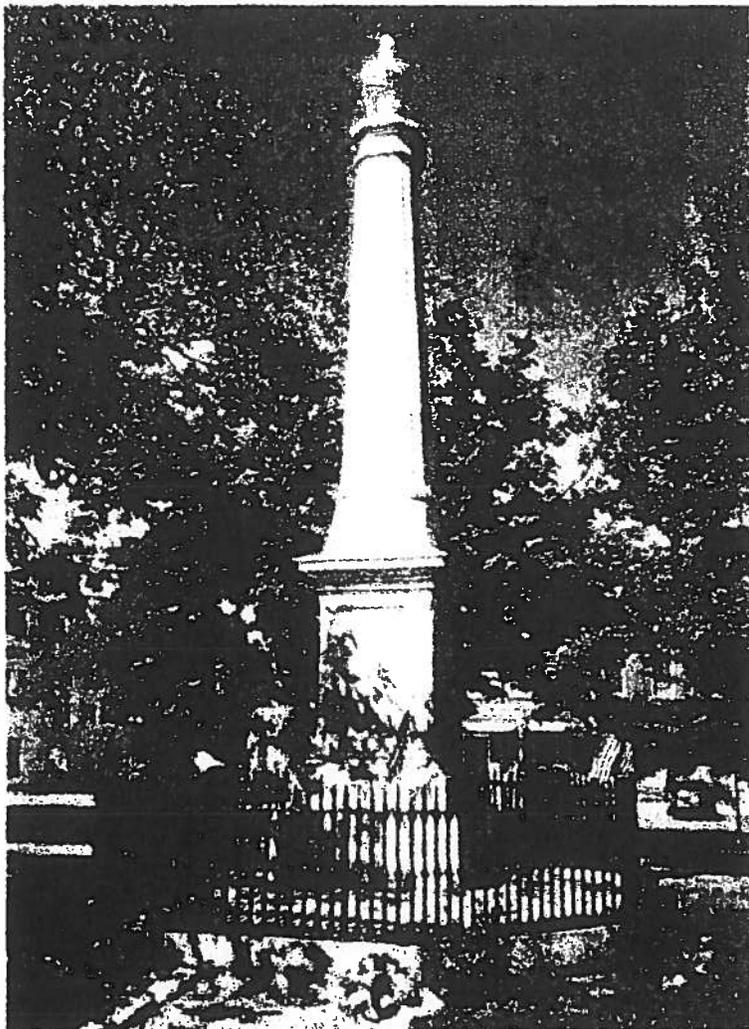


Real estate developer Sotir Papalilo presents his apart
RICHARD PRICE PHOTO

Selectmen also said they would like feedback.

Selectman Bruce Spinney, who is also treasurer of the Affordable Housing Trust, said 54 units is significant to the affordable housing goal. "It would grant us some immunity," he said adding that he understood the character of the neighborhood but said it's still a big gain. Papalilo will seek funding from the Massachusetts Housing Partnership to advance the 40B comprehensive permit process with Grafton's Zoning Board of Appeals. In a letter to Selectmen from the Housing Trust the developer told the ZBA he is not seeking funding from the trust to assist with the project but is instead

Veterans' Memorials Trust seeks additional



Grafton's War Memorial

By *K.B. Sherman*
Contributing Writer

Grafton - The Grafton Trustees for Soldiers and Sailors Memorials is looking for a few good men – and women.

Massachusetts General Laws Chapter 41, Section 105, establishes the following duties and responsibilities for Trustees for Soldiers and Sailors Memorials: "Towns which accept gifts or bequests or appropriate money for the purpose of properly

commemorating the services and sacrifices of the soldiers, sailors, marines and airmen who have served the country in war or persons who have rendered military service for the commonwealth in time of war may provide for a board of trustees to have charge and control of the construction of any such memorial, and to have the custody and care thereof after its construction.

The Grafton Trust currently has four members, all military veterans. Membership is open to volunteers

Selectmen review new affordable

By *K.B. Sherman*
Contributing Writer

Grafton - Sotir Papalilo, the developer of the proposed 40B affordable housing development at 23 Prentice St., met with the Grafton Board of Selectmen June 7 to discuss the project. The planned development is estimated to cost \$9.4

million and would have 54 units in five buildings: 21 one-bedroom, 28 two-bedroom and six three-bedroom units.

All 54 units would count toward the town's inventory of affordable housing on the Subsidized Housing Inventory. The project has received the approval of the Grafton Affordable Housing Trust

PHOTO: K. B. SHERMAN

Selectmen review new affordable housing proposal

Housing

Continued from page 8

not speak to the character of the neighborhood," just down the street from the Art Bradish Snack Bar. Papalilo replied that people want residential use rather than commercial activity in such an area. This would fit, he continued, with the area's secluded nature.

"This is a well-established neighborhood and this project doesn't fit the neighborhood," continued Dauphinais. "Traffic is another significant problem....54 units just seems too high."

To this, Papalilo noted that the number of units might well serve employees and students at the Cummings School of Veterinary Medicine at Tufts University and offered to conduct a traffic study. Dauphinais continued that the board has been discussing building sidewalks and asked if the builder could link sidewalks to the project.

Chair Jennifer Thomas noted that it would be nice to build additional sidewalks to those around the ball field to add to the area's "walkability."

Papalilo said that the next step in the project would be to submit it to the Massachusetts Affordable Housing Trust and that there could be more public input regarding the issue.

The meeting then passed to Town Administrator Timothy McInerney who informed those present that the next step for the board would be to issue a letter of support if it so desired. Dauphinais then asked what outreach had been done to get community support. Selectman Brook Padgett repeated the concern that the project might be too dense to which Papalilo repeated that the location is a good one and is secluded.

"Is there a chance to limit the number of three-bedroom units?" asked Selectman Sargon Hanna. Papalilo responded that financial support is counting upon the requested number of three-bedrooms.

Noted Selectman Bruce Spinney, "54 units would be a step in the right direction toward the required 10 percent affordable housing. I think this is a marked improvement over other 40B proposals."

Unhappy neighbors take issue with proposed 40B P

By K.B. Sherman
Contributing Writer

Grafton – A filled meeting room met the Grafton Board of Selectmen at their June 21 meeting, generated by the board's continued discussion about the proposed 40B development called Prentice Place LLC. The proponent and developer, Sotir Papalilo, had originally scheduled the hearing to get a letter of support from the selectmen.

Grafton Town Planner Joseph Laydon and Dan Crossin, chair of the Affordable Housing Trust, tried to answer some of the many concerns expressed.

Prentice Place would be a 54-unit apartment complex and one of almost a dozen affordable housing developments in Grafton and is involved with the Local Initiative Program (LIP). Papalilo was asked by the board if he would consider downsizing the project, to perhaps 36 units. He replied that adequate profitability for

the financiers rested on a 54-unit project.

Responding to a question from Chair Jennifer Thomas, Town Administrator Timothy McInerney said that the town has other large apartment complexes, but they had been built back in the 1970s. McInerney added that the town had been considering the Prentice Place project for just two weeks and that voters may not be familiar with the plan.

Papalilo then talked about financing, reiterating that he wanted to ensure everyone was happy with his plan. He added that the proposed three-story apartment building need not overwhelm the neighborhood as site grading would make it appear from Route 140 to be only two stories high.

"I don't want to have to go to the Housing Appeals Committee if I can't get a 40B permit through the ZBA [Zoning Board of Appeals]," he said. "If I have a letter of approval from the BOS [Board of Selectmen] that

would make my application more acceptable."

Selectman Craig Dauphinais argued that the project was just too big for the planned site in part because of the number of cars involved – at least 100 – and the attendant parking space and road work. He suggested building four single-family homes or two condominiums instead.

Papalilo countered that he has "a successful background

in building 40B projects such lots" and that he could consider a 12-unit plan that 54 units would add more affordable units toward the town's state-mandated quota.

The residents present, mostly from the neighborhood where the project will be built – were uniformly against the project because of congestion, traffic, school crowding, added tax burdens, and neighborhood degradation.

Grafton neighbors voice opposition to housing proposal



COMMENT

Recommend 1By **Susan Spencer****Telegram & Gazette Staff**[Follow](#)

Posted Jun. 21, 2016 at 9:59 PM

GRAFTON - Some 30 residents of the Creeper Hill neighborhood in North Grafton packed the Board of Selectmen's meeting Tuesday to oppose proposed development of 54 rental units on a 2.5 acre parcel at 23 Prentice St.

The Prentice Place LLC proposed development, presented initially to selectmen earlier in June by Sotir Papalilo of Shrewsbury, would include five three-story structures. One quarter of the units would be affordable, with rents starting at \$1,000 for a one-bedroom apartment.

Residents argued the project would exacerbate traffic problems off of Route 140, lower property values, present a danger to children playing in the ball field and harm the semi-rural aesthetic character of the town.

Meanwhile, selectmen considered whether to write a letter of support for the project or face having a high-density project pushed through under the state Chapter 40B affordable housing comprehensive permit law.

Selectmen agreed with Town Administrator Timothy P. McInerney's recommendation to continue to gather input from residents and town departments before formally signing on.

"It will change our lives dramatically," Peter Mena, 4 Creeper Hill Road, said before the meeting.

"It's North Grafton, it's a beautiful place. We all want to keep it that way," Mr. Mena told selectmen, to audience applause.

"It's going to look like Route 9 heading south (on Route 140)," said Tony Lea, a resident of nearby Flint Pond estates. He told selectmen he feared the area would end up like White City in

Currently 4.4 percent of Grafton's housing is considered affordable; however, so the town may have few options to shape new affordable housing proposals.

Under state rules, even though 25 percent of the Prentice Place units would be affordable, the town would receive credit on its subsidized housing inventory for all 54 units, according to Dan Crossin, chairman of Grafton Affordable Housing Trust.

If the development goes through, the town would be able to freeze Chapter 40B projects for two years because it would increase progress by a certain threshold toward the goal of 10 percent affordable housing in town.

Town Planner Joseph Laydon explained that affordable housing projects could be presented as "friendly" under the Local Initiative Program, which would allow town officials to have direct input in the project. Or the developer could push a project through regardless of town concerns under Chapter 40B.

"To not be susceptible to an unfriendly 40B for two years, that's a goal of many towns," Mr. Laydon said.

"At the end of the day, developments will happen," Selectman Sargon Hanna said, arguing for signing a letter of support as a friendly LIP. "I think there's a benefit to not opposing it. Opposition doesn't equal denial."

"We may have control to smooth the edges. We may have control to get the density down," Selectman Brook Padgett said. "We're going to fight the fight, but at the end of the day we're going to try to get as much as we can out of it for everybody."

Mr. Papalilo said he'd be willing to conduct a traffic study after he got selectmen's commitment and wanted to be transparent throughout the process. He'd also be open to discussing the number of units if it would work financially.

"Right now the numbers are based on 54 units," Mr. Papalilo. "This is a very preliminary stage. If I can do 48, I'll do 48."

The deadline for town comments to the Massachusetts Housing Partnership is July 15. Information about the proposal is on the town website under the Affordable Housing Trust.