



June 10, 2016

Town of Grafton Planning Board  
Mr. Joseph Laydon, Town Planner  
30 Providence Road  
Grafton, MA 01519

**RE: Definitive Subdivision  
Estates at Bull Meadow  
Appaloosa Drive  
Grafton, Massachusetts**

Dear Mr. Laydon,

On behalf of Bull Meadow, LLC., McCarty Engineering, Inc. is submitting an application for a Definitive Subdivision for a proposed fifteen (15) lot conventional subdivision off of Appaloosa Drive and Bridle Ridge Drive in North Grafton, Massachusetts. The Project Site is comprised of two parcels, 109R Adams Road (Map 32, Parcel 5A) and a portion of 81 Adams Road (Map 32, Parcel 100) totaling 33.38 acres in area. On May 19<sup>th</sup>, 2015 the Grafton Planning Board issued a Major Residential Special Permit (MSRP 2014-8) and Preliminary Plan Approval for the Bull Meadow Conventional Subdivision Application. The Definitive Application being submitted herein is the continuation of the approved conventional subdivision with modifications as required by the conditions of the approval and existing site constraints.

The proposed subdivision is located east of the North Grafton Estates II subdivision and will be accessed by easements that were created to allow for future expansion of the existing subdivision. Currently, Town water is not available however an 8 inch water main will be installed from Old Westborough Road to the proposed subdivision to service the proposed 15 lots. Public sewer is not available therefore septic systems will be designed for each proposed single family residence. The two roadways servicing the conventional subdivision are proposed to be Paddock Ridge Drive which will connect Appaloosa Drive to Bridle Ridge Drive and is approximately 1,676 feet in length, and Carriage House Lane which will be a cul-de-sac roadway off of Paddock Ridge Drive and is approximately 489 feet in length to the center of cul-de-sac.

The site has been designed to minimize the impacts to the surrounding woodland and wetland areas located on the property. Wetland replication will be required due to unavoidable impacts to a bordering vegetated wetland resulting from construction of the roadway. Open space totaling 12.41 acres in area has been established and will remain undisturbed during the construction process.

The plans and supporting documents have been prepared in accordance with the Town of Grafton Zoning By-Law and the Town of Grafton Rules & Regulations Governing the Subdivision of Land.

This submittal includes the following documents:

- Cover Letter
- Waiver Request
- Certificate of Good Standing
- Certified List of Abutters with two sets of labels and stamped envelopes
- Six(6) full size sets and twenty two (22) 11"x17" plans
- Two Storm water Management Reports
- Checks for Following:
  - Definitive Plan Application Fee:\$3,250.00
  - Engineer Review Fee: \$2,000.00
  - Waiver Fee:\$300.00
  - Legal Advertisement Fee:\$65.00
- Application Package:
  - Application for Approval
  - Area within Subdivision
  - Land Surveyor's Certificate
  - Engineer's Certificate
  - Verification of Proposed Street Names
  - Project Information Summary
  - Title V Test Pit Logs

We trust that our application package is complete; however should additional copies of any of the documents be required please do not hesitate to ask.

We look forward to working with you and the Board to successfully complete the permitting of the Project.

Sincerely,



Brian Marchetti, P.E.  
Vice President

CC: Project File  
Gordon Lewis – Bull Meadow, LLC.