



David Sadowski

7 Cedar Street

Clinton, MA 01510

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JAN 13 2016

**PLANNING BOARD
GRAFTON, MA**

January 12, 2016
Grafton Zoning Board of Appeals
Grafton, Ma

RE: 13 Centennial Drive, Submission Requirements Per Section 1.3.3.3

- a.) Application is complete and compliant for a public hearing.
- b.) The required fees are included.
- c.) A written description of the existing use as compiled and signed by the Director of Facilities and Maintenance, Brian Lewis: Contact phone # 508-344-0663

The primary use of the facility will be the center for Autism Behavioral Services.

The additional use is listed in the facility use letter which includes max. employees, max. clients, and hours of operation. Deliveries include Fed Ex and UPS.

No hazardous materials are stored at the site and will not be in the future.

The current size of the building will remain the same. Any significant changes of the building size or operation would be reported to the building inspector/zoning agent.

Four waivers are requested:

1. Please waive the locus map requirement from the Existing Conditions Plan.
2. Please waive the requirement of showing any buildings, driveways and parking areas within 200' of the property. Reason: We have an existing site that is fully developed.
3. Please waive the calculations of percent of open space, pavement and buildings. Reason: We have an existing site and an Existing Conditions Plan to show the areas.
4. Please waive the requirement for a Stormwater Management hydrological study. A study was previously done in accordance with current site development.

d.) The Site Plan, Existing Conditions Plan, has been prepared at 1"=40' scale. Five (5) 24" x 36' plans as well as twenty (20) 11" x 17' plans and applications are included.

1. Name and address included.
2. Included.
3. Current use included.
4. Current land use included.
5. Current building use included.

6. No new proposed buildings at the site.
7. Zoning District: COD/OLI is indicated on the plan.
8. The North Arrow is shown. Waiver for the Locus Map at 1" = 1000' scale.
9. The Title Block is complete.
10. Wetlands, ponds, streams do not exist within 100' of the Existing Site.
11. Current Ownership of all abutting property is shown on the plan. Abutter notification of the public hearing envelopes and addresses are included with the submittal. A waiver has been asked for regarding structures 200' from the property line.
12. Contours at 2' intervals are included on the Plan.
13. Included on the plan.
14. Paved parking areas are shown on the plan.
15. Waiver is requested.
16. Parking calculations are shown on the plan as well as an included letter.
17. Not applicable. No earth is to be altered.
18. The only driveway and its opening/entrance is shown on the plan.
19. Parking and loading is shown on the plan.
20. Fencing is shown on the Existing Conditions Plan.
21. Landscaping is shown. Three sides of the existing facility parking is woods.
22. Existing building and parking lot lighting is shown.
23. All proposed signs are shown in the Architectural Plans.
24. The existing site sewerage is indicated on the plans.
25. The drainage catch basin system including the detention basin are shown.
26. All existing buildings and or structures are shown on the plans.
27. Exterior Storage and fencing are shown on the plans.
28. Existing exterior utilities are all underground. Internal utility rooms are shown.
29. Existing site is currently paved and/or vegetated. Grass is also well established.
30. Same as above. The site was constructed in 2003.
31. A Traffic Impact Assessment letter and a Parking Space Analysis letter.
- e.) Waiver requested. Stormwater Management Site Study was previously done.
- f.) Earth is not to be moved at the site. The site was constructed in 2003.

g.) 1. The existing building and parking areas all conform the the current Town of Grafton Zoning Bylaws and performance standards. I will sign below.

2. The existing building and site meet the performance standards and are currently well maintained and have been since the site was developed in 2003.

h.) Any additional materials requested will be furnished.

Sincerely,



David J. Sadowski, Civil Engineer

Phone: (978) - 333 - 4340



Nassim Aoude

Owner

