

**THOMPSON-LISTON
ASSOCIATES, INC.**

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APR 20 2016

**PLANNING BOARD
GRAFTON, MA**

April 20, 2016

Sargon Hanna, Chairman
Grafton Planning Board
30 Providence Road
Grafton, Massachusetts 01519

Re: Preliminary Subdivision filing for
Land at 88 Adams Road, Grafton, Massachusetts
Assessor's map 32 parcel 10

Dear Mr. Hanna:

Enclosed are 5 sets of full sized copies and 12 sets of reduced size copies of a Flexible Development Alternative Layout Land Plan dated 20 April 2016. This Plan is submitted to help the Board in considering the applicant's request for a waiver from section 4.1.6.3 of the Rules and Regulations Governing the Subdivision of Land in Grafton, Mass., the maximum 500 foot dead end road length.

The applicant's preference is to construct the Flexible Development subdivision as shown on the Plans dated 4-14-2016. These Plans call for a waiver to construct Road C to a length greater than 500 feet.

This Alternative Layout Plan shows that the applicant could shorten Road C to 500 feet and create an additional cul de sac, Road D, on the south side of Road A to create the same 39 lots as shown on the plans dated 4-24-2016. The road for which a waiver is requested to construct a length greater than 500 feet is not the applicant's only way to create the same count of 39 lots as shown on the conventional subdivision plans.

Sincerely,

Thompson-Liston Associates, Inc..

James Tetreault, PE

Enclosures

Cc: Graves Engineering, Inc.
Casa Builders