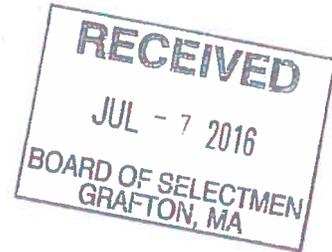


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JUL - 8 2016

**PLANNING BOARD
GRAFTON, MA**



122 Brigham Hill Rd

North Grafton, MA 011536

July 7, 2016

Board of Selectmen, Jennifer Thomas, Chairman

Town of Grafton

30 Providence Rd, Grafton, MA 01519

Dear Ms Thomas,

It has come to our attention that Peter Adams has filed a 40B application to develop 2 parcels of land off Wheeler Road in North Grafton.

We would like to ask that you give this application very serious consideration.

1. Much of the abutting land is either owned by the Grafton Land Trust, or privately owned with conservation Restrictions. It is an area where many Grafton residents walk the trails which are extensively mapped. It is home to various wildlife species and assorted flora. It is a beautiful area; please take the time to walk this land before you vote to allow a dense development
2. The road is narrow with no shoulder and although the town has recently covered it with oil and gravel, over a complete rebuilt a few years ago, the edges of the road are breaking down as there was no back filling or sidewalk. The breaking of the edge is most obvious at the two entrances of the parcel identified at 21 Wheeler Rd. (assessors' map/lot 45/2E) (owned by Adams)
3. The increase in traffic should be of most concern. Going west up to North Brigham Hill Rd and then to Brigham Hill would put a severe impact on the intersection of North Brigham Hill Rd and Brigham Hill Rd. The excess speed on Brigham Hill Rd has been discussed with the Police chief often.
4. Leaving the development to the east, down Wheeler Road puts one at Rt 140. At certain times of the day it is extremely difficult to turn left on to Worcester St. now. An increase of 50-60 more cars would make that intersection hazardous.
5. We ask that you and the Fire Chief examine the possibility of a fire along this exceedingly long cul de sac. Other projects have had to build a double roadway to prevent blockage from a natural disaster such as a hurricane felling a large tree across the road.
6. While we understand the pressures of the need for affordable housing, and the complications surrounding 40B developments ignoring local zoning by-laws, we respectfully ask that you and your Board assess the merits of this project carefully.

Sincerely,

Marsha and Philip Platt