



Nicole Larson &lt;larsonn@grafton-ma.gov&gt;

**Public Comment Form:****FILE**

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

Sun, Jul 10, 2016 at 4:42 PM

Submitted on Sunday, July 10, 2016 - 4:41pm  
 Submitted by anonymous user: 96.252.78.53  
 Submitted values are:

**RECEIVED**

Choose a Project: Elmrock Estates (Fieldstone Farms) - Wheeler Road - North  
 Grafton - 36 Single Family Houses - Potential 40B Project

**JUL 11 2016**

First Name: Al

Last Name: Sanborn

Email Address: [asanborn77@verizon.net](mailto:asanborn77@verizon.net)

Street Address: 38 Cherry Lane

City: South Grafton

State: Massachusetts

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

Comments:

Elmrock Estates, proposed 40b development

**PLANNING BOARD  
GRAFTON, MA**

Comments to the Grafton Planning Board, from Al Sanborn, 38 Cherry Lane,  
 South Grafton

Preface: I believe that my comments may have a long-range impact on your  
 decision-making, because they contain concrete stories of the financial  
 impacts of problems we have experienced in the ten and a half years we have  
 lived in our 40b development, Hilltop Farms, in South Grafton.

Since 2005, residents in this place have experienced short-range costs, and  
 will continue to experience long-range costs that, apparently, are  
 associated with 40b developments. They certainly are here in Grafton! I  
 cite these 8 examples.

1. Every unit had defective decks; improper spacing between boards, resulting in mold and unattractive appearance.
2. All deck stairs were installed improperly; the State Safety Inspector required corrective measures. (It cost us \$5,500 to replace the deck boards, and and remove and replace the deck stairs -- (a move that was essential before ever selling!)
3. Water pressure control devices were not installed, even though pressure was as high as 115 pounds per square inch. (PSI)
4. Roof membranes were VERY inadequate, and 38 of our 256 units (15%) suffered interior water damage - (so far).
5. Insurance premiums soared by \$100,00 per year.
6. All roofs will have to be re-shingled prematurely (\$1,000,000 - \$2,000,000).
7. A thin layer of soil was spread for the lawns, so thin that an underground sprinkler system is necessary. Apparently, we will be paying for town water in perpetuity, squandering precious resources!
8. When Grafton received a settlement from the developer, Hilltop Farms was

not allowed to share.

In summary, these are probably typical examples of the cost-cutting employed by 40b developers, some of which get by the building inspector and result in both short- and long-term costs to the buyers. To a significant extent, the planners and inspectors of each town can help to avoid passing hidden costs to the future residents.

I am favorably impressed by the report provided by the Town Planner, Joseph Leydon.

Thanks for your time and attention.

Al Sanborn

38 Cherry Lane

South Grafton, MA 01560

508-839-5596; [asanborn77@verizon.net](mailto:asanborn77@verizon.net)

The results of this submission may be viewed at:  
<http://www.grafton-ma.gov/node/86623/submission/933>