



Nicole Larson <larsonn@graffton-ma.gov>

Public Comment Form:

Town of Grafton MA <vtsdmailer@vt-s.net>
To: planningdept@graffton-ma.gov

Tue, Jul 12, 2016 at 8:04 AM

Submitted on Tuesday, July 12, 2016 - 8:04am
Submitted by anonymous user: 173.48.58.171
Submitted values are:

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

First Name: Justin

Last Name: Compton

Email Address: just.a.compton@gmail.com

Street Address: 13 Wheeler Road

City: North Grafton

State: Massachusetts

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

Comments:

Board of Selectmen

Town of Grafton

30 Providence Road

Grafton, MA 01519

Re: Elmrock Estates Comprehensive Permit Site Eligibility Application

Dear Board Members:

I am writing to express opposition to the proposed Comprehensive Permit Site Approval Application. The proposed development on the 21 Wheeler Road parcel would negatively affect the Grafton community in multiple ways. Peter Adams has been a longstanding contributing member of the Grafton community, serving as a selectmen, on the board of affordable housing, and currently on the board of zoning appeals. He has contributed to crafting a number of documents related to housing, preservation of open spaces, and is very knowledgeable about the towns' bylaws with respect to development. His current project on 21 Wheeler Road goes directly against many of the laws he either helped craft or had to enforce during his time as a board member. His lack of adherence to the towns' development codes is particularly disturbing and troubling given the fact that he is so knowledgeable in areas. I wonder if this is an attempt to get 12-15 houses on the property rather than the 6-8 he knows he could get following the towns current codes.

Per the housing production plan, there is a clear articulation and desire by town residents to preserve Grafton's small town character, protect natural and historic resources, and carefully manage development to ensure long-term sustainability. These articulations are reflected by smart growth principles that call for more efficient land use. Land-use policies have been established that specify the support of existing neighborhoods to enforce the sense of community and the appropriate use of zoning regulations to achieve goals at a minimum of public cost and reduction of sprawl.

Most residents are aware of the town's natural treasures and are rightly concerned about conserving them. As part of the town's housing-related goals for the development of Affordable Housing Plan two of the main considerations are to encourage housing development patterns that persevere open space and natural features and to limit residential developments to

RECEIVED

JUL 12 2016

**PLANNING BOARD
GRAFTON, MA**

those projects that are sensitive to the environment. This project does not take into account the overwhelming concerns of the community for preserving and maintaining its critical open space and the fragility of the natural environment to increased development.

In addition to the damage to the natural environment, the project seeks to utilize a 1,550' cul-de-sac, and per the Town of Grafton Rules and Regulations the Subdivision of Land, 1998, the maximum allowable length for such a road is 500'. In addition, the proposed project is located within Low Density Residential District (R-40) and the applicant is seeking a waiver on lot size (40,000 sf to a proposed 10,042 sf), minimum frontage (140 ft to a proposed 30 ft and 100 ft), as well as front and side setbacks. This project would do irreparable damage to the remaining conservation area and would go against the town's main considerations for affordable housing.

This type of land fragmentation not only eliminates open space, it makes the remaining adjacent conservation areas less suitable for all other wildlife and will ultimately erode the functionality of the present conservation areas. The value of the open space is of utmost importance for the Grafton community and needs to be fiercely protected by the residents and elected members of the community.

Sincerely,
Justin Compton

The results of this submission may be viewed at:
<http://www.grafton-ma.gov/node/86623/submission/973>