

**RECEIVED**

**JUL 12 2016**

**PLANNING BOARD  
GRAFTON, MA**

To:

Grafton Town Administrator  
Grafton Board of Selectman  
Grafton Planning Board  
Grafton Town Planner  
Grafton Conservation Commission

Cc:

Rep. David Muradian

RE: **PROPOSED** Bull Meadow subdivision

We are writing this communication to the leadership and stewards of the Town of Grafton as concerned voters, taxpayers and citizens. The proposed subdivision off Appaloosa Drive in Grafton presents a number of concerns that will negatively impact the environment. Likewise, this proposed development raises additional concerns – 1) in the area of safety and 2) the ability for our family to enjoy our property.

Regarding the environment, we have attached our names to a letter addressed to the Conservation Commission (Attachment A) at the bottom of this communication. We need to be thoughtful in the development of this town and refuse to believe the Town of Grafton will allow the developer's ability to secure a no-take letter as the final word on this matter. We implore you as leaders and stewards of this town to review this letter and give it consideration as appropriate.

Regarding the safety and enjoyment of our property, we must share our disappointment that the concerns we raised during the public hearing stage of preliminary approval were not taken seriously, at least not from our perspective. We have pasted directly below the comments we entered into record during the preliminary permitting stage.

*10/6/2014 Communication to the Town of Grafton*

*We respectfully request that you deny the application of Bull Meadow, LLC for a Major Residential Special Permit.*

*Allowing this process to move forward will have a significant negative impact in a number of areas:*

- Safety – We have three small children and there are several families with small children in this neighborhood. The proposed development will necessitate a significant amount of heavy construction vehicles and workers within close proximity of our homes and children. The associated dangers are real and cannot be ignored or mitigated with any degree of certainty.*
- Noise – This neighborhood would be subjected to prolonged noise pollution that also cannot be ignored or mitigated.*
- Environment – We have seen a number of different plant and animal species in and around our property over the past year. They include, but are not limited to: deer, woodchucks, and numerous varieties of migratory birds to name a few.*

*Horse trails – the proposed development would eliminate a horse trail that currently borders my property and my neighbors.*

*The Bull Meadow proposal will bring an unacceptable element of disruption to our wonderful community. The safety of our children, the ability to enjoy our home and coexist with the natural environment would all be at risk if this is allowed to move forward. The impact of this cannot be reasonably quantified.*

*We bought our home with the understanding that we live in a closed community with horse trails. This was one of the factors that drew us to this particular home and is contributing factor to our ongoing enjoyment of our property.*

*We have no doubt that Bull Meadow will have a team that can effectively articulate counters to each of the objections outlined above, and probably some that we omitted. If some of the more likely avenues to be explored (e.g. environmental impact study) have not yet been completed, let us save Bull Meadow the cost and the town and its residents the disruption, by sending a clear message that this proposal is not in the best interests of the Town, its residents, and the surrounding environment.*

*We regret that we are unable to attend this town meeting, but we fully intend to participate (directly or indirectly) in any and all proceedings to ensure that this project does not go forward as proposed. We appreciate your consideration in this matter.*

*Regards,  
Michael and Susan Brown  
Concerned Parents and Residents of Bridle Ridge Drive (#37)*

Today is July 11, 2016 and it is disappointing to report that none of the objections we outlined above were addressed to any level of our satisfaction. The process we have for the town was followed, but as citizens it is frustrating to see a developer (clearly more knowledgeable on how to navigate our town processes than the typical citizen) progress this project forward without having some accountability to respond to the public concern.

The situation has now escalated with the submission of site plans from Bull Meadow. Their proposed plans still do nothing to address our concerns. In fact, their plans now call for disruption to our property that is unacceptable. The most abhorrent component of their plans is their intent to have us make changes to our property to accommodate their proposed development. This was all done without any effort from the developer to contact us on this matter.

Specifically, they seek to have landscaping, brick walls, and a shed all moved at our expense. All of these items were in place prior to our acquisition of this property in the fall of 2013 and contribute to the beauty and enjoyment of our property.

We bought this property in good faith with the understanding this was a closed community and that our property abutted a horse trail. The natural beauty of our property coupled with the enhancements that were in place when we purchased this property (and abut the horse trail) will be negatively impacted should this go forward.

We beseech you to consider our perspective on this project. We understand that developers bring the potential for increased tax revenues – but, we must balance the need to develop our town and grow revenue with the need to protect our environment and our citizens. Likewise, we must be careful not to enable developers to do irreparable harm to our properties while imposing cost on citizens like us.

Thank you for your time and consideration. Please feel free to contact either of us at 508-839-6537

Regards,  
Michael and Susan Brown

## Attachment A

Dear Conservation Commission,

It has come to our attention that a developer (Bull Meadow, LLC) is requesting approval from the Commission to build a 15 house subdivision within the Wetlands and Designated Endangered Species and Wildlife area off Appaloosa Drive in Grafton. Please see attached yellow overlay of the development and State designated Endangered Species and Wildlife areas.

This Wildlife area occupies almost 20% of the Designated Endangered Species and Wildlife area within the Town of Grafton. There are also two Potential Vernal Pools in the areas that the developer wants to build a road and bridge paving over those designated vernal pool areas.

The previous Conservation Agent, Linda Dietloff, when questioned about this very issue had said they would not be able to add on to Appaloosa because of the wetlands and vernal pools.

It is hard to believe that the Grafton Conservation Agents and Conservation Commission would allow the total destruction of such a large and valuable Endangered Wildlife area within our town, by permitting this development to proceed.

This has also been discussed with the Commissioner of the Department of Wildlife & Fisheries and the Natural Heritage Foundation. They both agreed that is up to the Town of Grafton to inspect this area during the vernal pool season (February to May) to make a determination of not only the salamander population, but of all the rare and endangered plant, wildlife and reptile species within these wetlands and adjacent areas clearly marked on the attached map of their Locus Plan. They also agreed it is up to the Town of Grafton to disapprove this project.

The local politicians, and those from neighboring Shrewsbury, such as EEA Secretary Matthew Beaton, that are supposed to be in charge of the Environmental Affairs, we hope will be as concerned as are all the Grafton residents of North Grafton Estates, Adams Road and surrounding areas.

Also, the Baker-Polito administration had run their campaign on a Conservation and Energy platform and we would hope their assistance could help prevent this development from going forward as planned within this endangered and environmentally sensitive area.

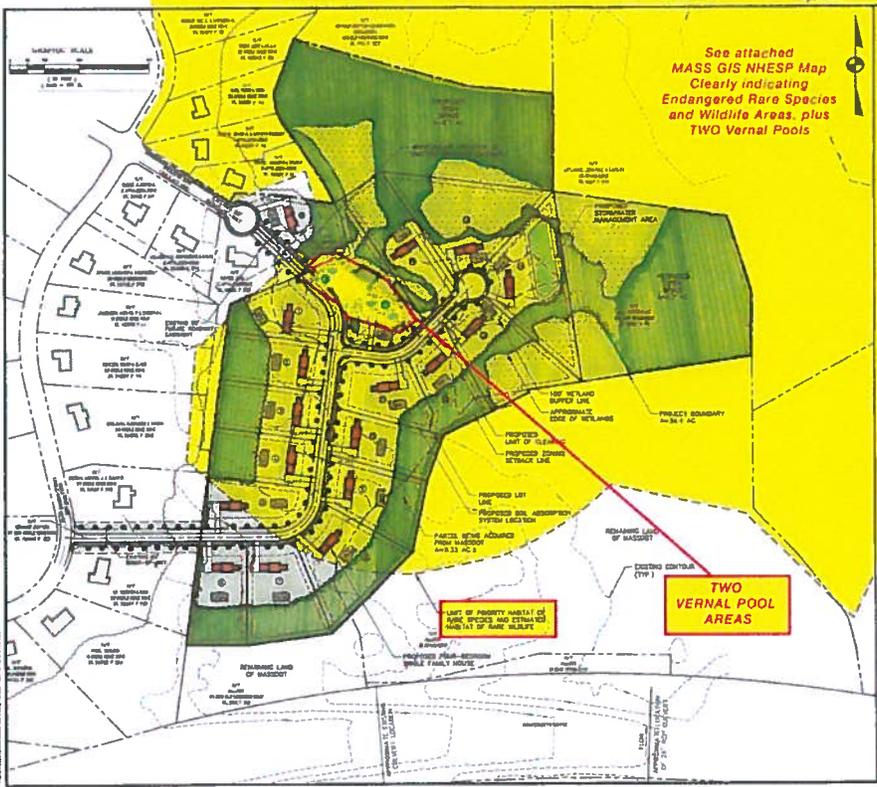
A number of other environmental issues plague this proposed development such as storm water and flooding since this proposed development is located at the bottom of a hundred foot slope that has been prone to flooding above that area. (videos given to Planning Board)

The wells and water table is very low, requiring Adams Road residents to frack their wells. (as discussed at the Planning Board meetings in 2014).

Please consider these many issues while trying to protect our environment and wildlife.

Regards,  
Michael and Susan Brown  
37 Bridle Ridge Drive

MK2500-10 - 10/14/06 EXP. 11/18/06



See attached MASS GIS NHESP Map Clearly indicating Endangered Rare Species and Wildlife Areas, plus TWO Vernal Pools



LOCAL MAP 1:10,000 FILE

NOTES:  
1. THIS PLAN IS PREPARED FOR THE OWNER AND SHOULD BE USED ONLY FOR THE PROJECT AND SITE SHOWN HEREON. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE.  
2. ALL NECESSARY PERMITS AND APPROVALS BY ALL APPLICABLE AGENCIES SHOULD BE OBTAINED PRIOR TO CONSTRUCTION.

AREA	AREA ASSIGNED	PERCENT	COMMENTS
AREA 1	100.00	100.00	
AREA 2	100.00	100.00	
AREA 3	100.00	100.00	
AREA 4	100.00	100.00	
AREA 5	100.00	100.00	
AREA 6	100.00	100.00	
AREA 7	100.00	100.00	
AREA 8	100.00	100.00	
AREA 9	100.00	100.00	
AREA 10	100.00	100.00	

UNITS OF MEASURE  
1 INCH = 100 FEET  
1/4 INCH = 25 FEET  
1/8 INCH = 12.5 FEET  
1/16 INCH = 6.25 FEET  
1/32 INCH = 3.125 FEET  
1/64 INCH = 1.5625 FEET

PROJ. DATA  
DATE: 10/14/06  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

APPROVED BY THE GRAFTON PLANNING BOARD

DATE: 10/14/06  
SCALE: 1" = 100'

NOT FOR CONSTRUCTION

McDermott Engineering, Inc.  
Civil Engineers  
45 South Main Street, Suite 200  
Grafton, MA 01935  
Tel: 508-885-4444  
Fax: 508-885-4445  
www.mcdemott.com

Project: [Name]  
Date: 10/14/06  
Scale: 1" = 100'

APPROVED BY THE GRAFTON PLANNING BOARD

DATE: 10/14/06  
SCALE: 1" = 100'

