

Submitted by Al Sanborn - 7/14/16  
7:30 p.m. @ Grafton mtg.

## **Elmrock Estates, proposed 40b development**

### **Comments 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.
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.

**Please understand that - ironically - buyers of low cost homes may find it necessary to spend significant amounts of money, sometimes year-by-year into the distant future because of shoddy construction and/or shoddy materials discovered months and years after purchase.**

**The irony is that they may PAY MORE, long-term. Attention to detail by Town Boards may avert these problems.**

Thanks for your time and attention.

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