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OCT - 3 2016

PLANNING BOARD
GRAFTON, MA

Sept 27, 2016

Dear Doug Willardson and Grafton Planning Board,

This letter is a follow up to the meeting we had with Doug Willardson in his office. We do not wish to move our existing right of way. We do not feel it would be in our best interest to do so. The area where the new right of way is to be located is an old debris field that has unstable ground subject to sink holes. There is also an issue of the width of the new right of way, which will make it difficult on us in the snow and ice as there will be no place to push the snow off of the road. The right of way we have now is level with no ditches on either side to slide into, and there is plenty of room to push back snow off of the road.

We have enjoyed the use of the right of way in its present postion for the past thirty two years. The present right of way is an old rail bed which can withstand heavy loads, we have no problem with it in regards to sinkage. We need home heating oil deliverys in the winter and septic tank cleanings in the summer. We need to keep the road open year round for these purpose

And for emergency vehicles if they are needed. We also need to keep the road open for our own purposes. Moving the right of way from its present postion will be a detriment to us. Also the new right of way will not be as wide as the one we have now. Many things were promised to us with the new right of way, but we have not seen any of the promises come to be.

Respectfully,
Joseph & Joan Zinkevich
Ref: 104 Creeper Hill

Sept 27, 2016

Dear Doug Willardson and Grafton Planning Board,

We also want to make you aware of the fact that there is a second right of way. The new access road you are planning to construct will block the second right of way. We still use the second way on occasion and have not abandon it. We believe it will be in the best interest of all parties involved to resolve these issues before any construction is done at 104 Creeper Hill Road, N. Grafton

Respectfully
Joseph & Jean Zinkewich

NOTES:

1. SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 17, LOT 08A. RECORD TITLE FROM BOOK 49578, PAGE 111.
2. UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY, RECORD PLAN LOCATIONS, OR DIGSAFE PAINT-INDICATORS. METROWEST ENGINEERING, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION, OR WITH THE PROPER MATERIAL DESIGNATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN OR ARE SHOWN CORRECTLY, INCLUDING, BUT NOT LIMITED TO, UTILITIES, UNDERGROUND VAULTS, UNDERGROUND TANKS OR CHAMBERS, BUNKERS, DUCT BANKS, AND/OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BENEATH THE GROUND SURFACE AT THE TIME OF THE SURVEY.
3. CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/REPLACING/RELOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.
4. THE PROPERTY DESCRIBED ON THIS SURVEY LIES PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAPS NUMBER 25027 C0626E BEARING AN EFFECTIVE DATE OF JULY 4, 2011.
5. THE PROPERTY IS SUBJECT TO A LEASE AGREEMENT RECORDED IN BOOK 5502B, PAGE 301.

ZONING:

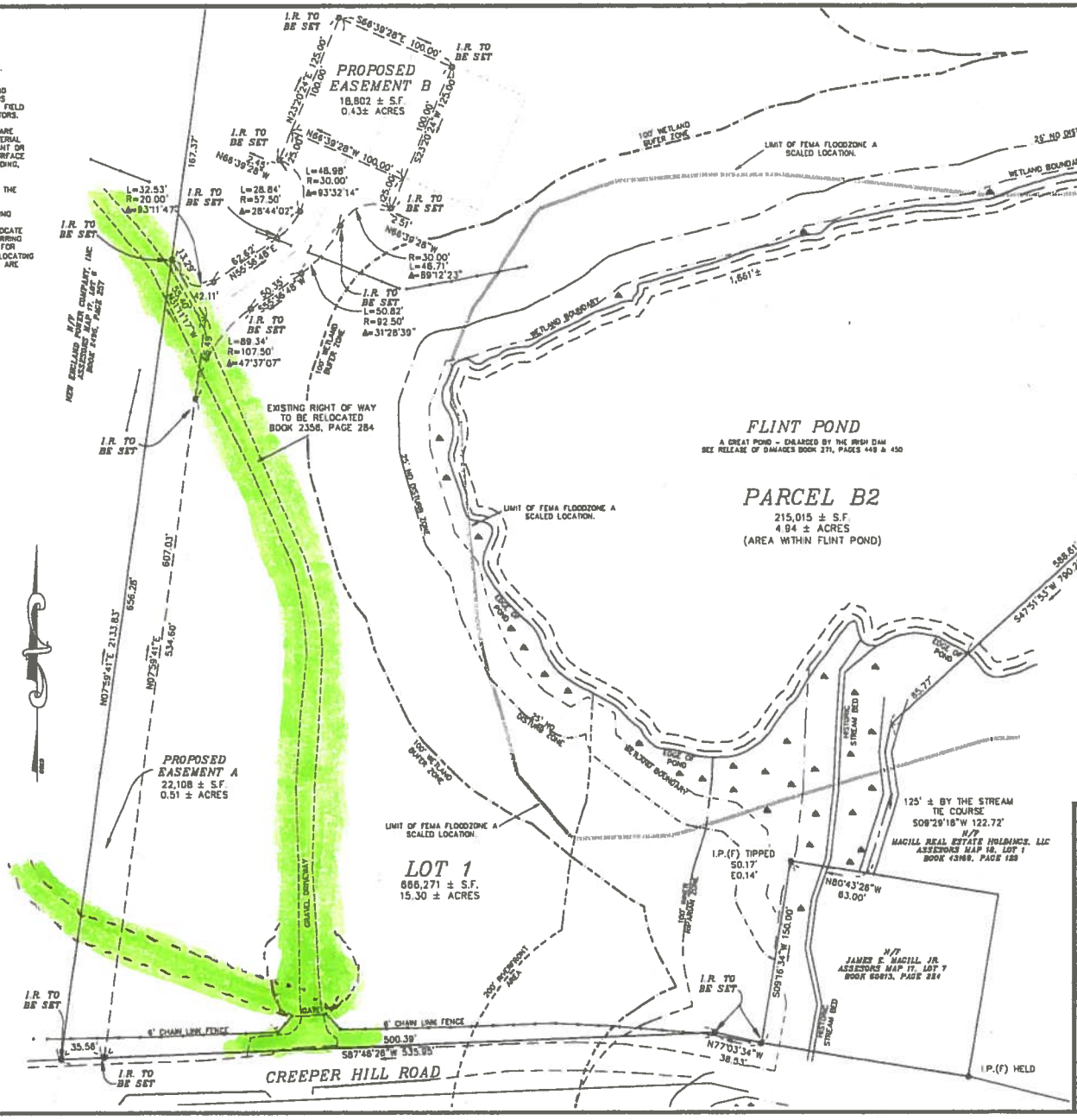
OLI- OFFICE/LIGHT INDUSTRIAL
ANY NON-RESIDENTIAL USE
MINIMUM AREA= 40,000 SQUARE FEET
MAXIMUM FRONTAGE = 170 FEET
SETBACKS:
FRONT YARD= 40 FEET
SIDE YARD = 35 FEET
REAR YARD= 35 FEET
LOT COVERAGE= 40%

GRAFTON PLANNING BOARD
APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

DATE:

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

COMPLIANCE WITH ZONING OR OTHER REGULATIONS IS NEITHER EXPRESSED NOR IMPLIED.



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

DRAFT

METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.L.S. # 37046

OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWNS OF GRAFTON AND SHREWSBURY ASSESSORS RECORDS.

GRAPHIC SCALE
1 inch = 40 ft.
(FEET)
(METERS)

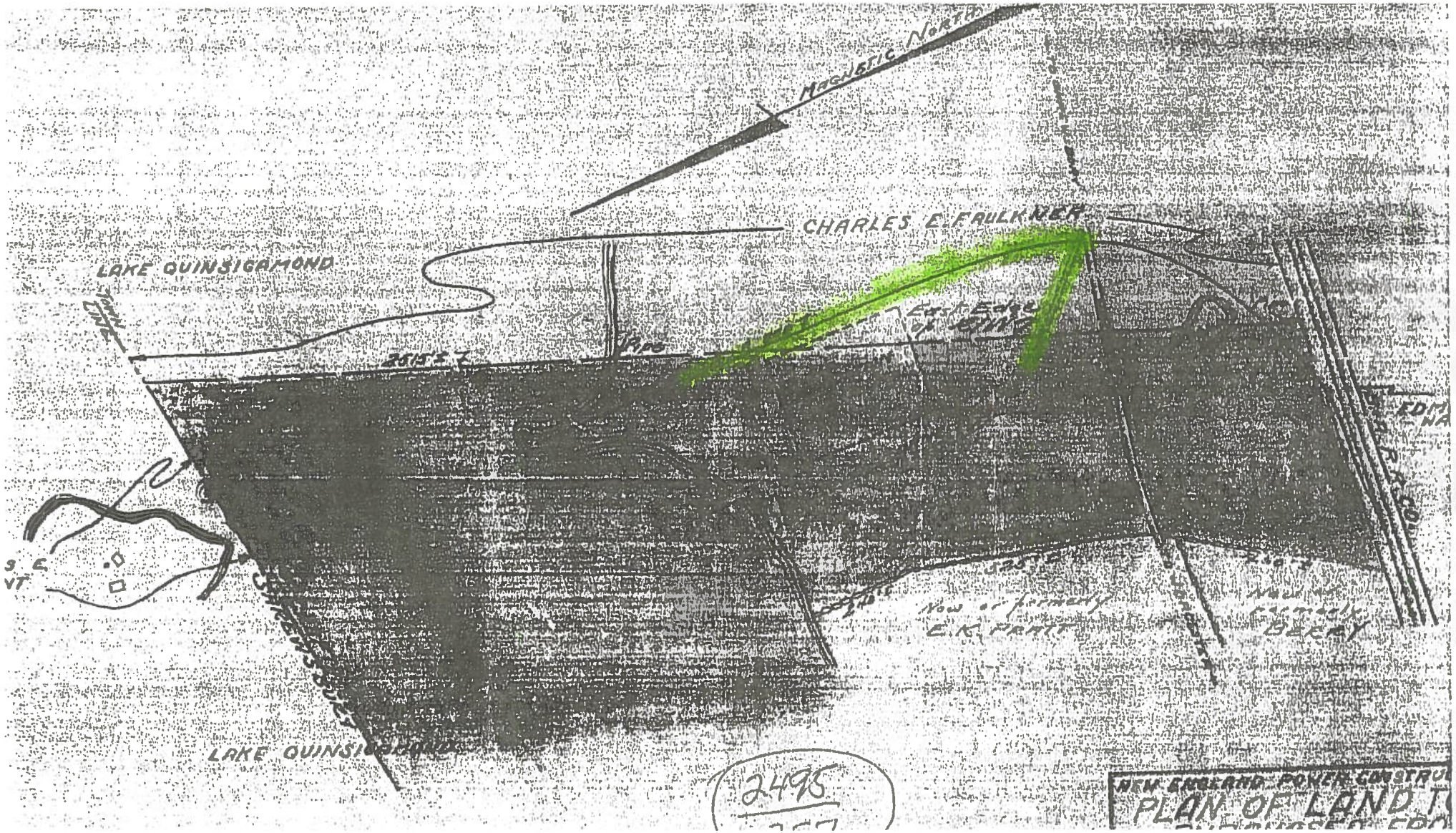
PLAN OF LAND
#104 CREEPER HILL ROAD
IN
GRAFTON, MASS
(WORCESTER COUNTY)

PREPARED FOR:
MUZZO BROTHERS INC.
P.O. BOX 2405
FRAMINGHAM, MA 01703-2405

PROPERTY OF:
TOWN OF GRAFTON
30 PROVIDENCE ROAD
GRAFTON, MA 01519

ENGINEERS & SURVEYORS:
MWE
METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
FRAMINGHAM, MA 01702
TEL. (508)626-0063
FAX: (508)876-6440

SHEET 2 OF 2	DATE: AUGUST 18, 2016
CALC'D BY: BTN / FIELD BK: 644, 649	CAD FILE: ANR_PLAN_01_R1.dwg
DRAFTER: BTN / PROJECT: GRF_CRE	DWG FILE: PL081816.dwg


MAGNETIC NORTH
CHARLES E. FAULKNER
LAKE QUINSIGAMOND
East Edge
Now or formerly
E.K. PRATT
Now or formerly
BERRY
LAKE QUINSIGAMOND
2495
NEW ENGLAND POWER CONSTRU
PLAN OF LAND T