



# LAND PLANNING, INC.

Civil Engineers • Land Surveyors • Environmental Consultants

March 1, 2016

Grafton Board of Selectmen  
Grafton Municipal Center  
Grafton, MA 01519

Attention: Craig Dauphinais, Chairman  
Subject: Submission of Application for Earth Removal Permit  
Reference: Marc and Doctor Tina Theroux, 103 Worcester Street, Proposed Office Building

Dear Joseph:

On behalf of our clients, Marc and Doctor Tina Theroux we hereby submit their application for an Earth Removal Permit for their proposed office building at 103 Worcester Street in Grafton, MA. Our client is proposing to build a professional office building.

The existing site is 2.6 acres of land. The site contains a large home with a three car garage and an old foundation. The lot is bordered on the west and north by the Blackstone River. The river is about twenty two feet in elevation below the developed area of the lot. There is a wooded slope down to the river, which will not be disturbed by this project.

The soils under this lot are all sand and gravel, with excellent percolation and infiltration rates. Our test holes were dug fifteen feet deep, and showed clean, dry, sand and gravel, with no ground water indicators. All of the rainfall that hits this site quickly infiltrates into the ground.

The 200 feet of land abutting Route 140/122 is zoned Community Business, and the remaining land is zoned Residential 20. There is town water and sewer available on Harris Street and on Bernard Road. Please see our enclosed existing conditions plan.

The following items are included with this submission:

Two copies of the application for the Earth Removal Permit

Two Full size copies of our site plan and proposed grading plans, dated 2-29-16

Please contact me if you have any questions or require any additional information.

Sincerely,  
Land Planning Incorporated.

Norman G. Hill, P.E., P.L.S.

214 Worcester Street  
Grafton, MA 01536  
Tel: 508-839-9526  
Fax: 508-839-9528

167 Hartford Avenue  
Bellingham, MA 02019  
Tel: 508-966-4130  
Fax: 508-966-5054

P. O. Box 644  
Holden, MA 01520  
Tel: 508-829-3006  
Fax: 508-839-9528

1115 Main Street  
Hanson, MA 02341  
Tel: 781-294-4144  
Fax: 781-293-4111



OFFICE OF THE BOARD OF SELECTMEN  
30 Providence Road  
Grafton, MA 01519  
(508) 839-5335  
BOSGroup@grafton-ma.gov  
www.grafton-ma.gov

TOWN OF GRAFTON  
REQUEST FOR EARTH REMOVAL PERMIT

A brief narrative of your project and this form shall be submitted to the Office of the Board of Selectmen, 30 Providence Rd., Grafton, MA 01519.

Complete the following:

1. Site Location of the earth removal: See Erosion and Sediment Control Plan  
Plat and Lot Number: 46/19  
Street Address (required): 103 Worcester Street, N. Grafton
2. Name and Address of the legal owner of the land: Bulger Family Trust,  
Kevin Bulger, Trustee
3. Name and address of petitioner, if different: Marc and Tina Theroux
4. Names and Addresses of all abutting property owners, including those across any streets:  
Monica Ermenwein, 111 George Hill Rd, Grafton, MA 01519  
Grafton Housing Authority P.O. Box 91 N. Grafton MA 01536  
Grafton Auto Service Inc., P.O. Box 234 N. Grafton, MA 01536  
Michael Hubley, 4 Bernard Rd., N. Grafton, MA 01536  
Country Plaza LLC, 104 Worcester Street, P.O. Box 528, Columbia S.C. 29202  
Petrie O'Connor, 6 Bernard Rd., N. Grafton, MA 01536
5. Amount of earth to be removed (in cubic yards)  
Type: Gravel, Fill, Loam etc.: 4,500 cubic yards
6. Location of where earth is to be moved: unknown
7. Hours of operation shall be: 7:00 a.m. to 7:00 p.m.
8. Name and address of construction company to do the earth removal: U n K n o w n

9. Include with this form; A plan of the land showing general topography within 100 feet of the proposed excavation or to the property line.
10. Include with this form; A plan of the land showing contours of the site as of the proposed completion of the excavation project.
11. Include with this form; A proposed form of bond to be used.
12. Include with this form; A plan of land showing the maximum annual groundwater elevation as determined by the Board of Health. In every instance, the maximum groundwater elevation shall be measured during the period of January 1 to March 31 in any year for the site.
13. Check where applicable
  - i. Moving of earth within the limits of an individual parcel or series of contiguous parcels of land in a single ownership.
  - ii. Removal of earth from the site (1) where a building is under construction pursuant to a building permit to the extent as may be necessary to install the foundation and basement of the building, septic system, sidewalks and driveway. (2) where a road is under construction pursuant to a permit or by governmental authority to the extent as may be necessary to complete the project as planned.
  - iii. The moving and removal of earth for any municipal purpose by or on behalf of the Town of Grafton.
  - iv. A non-commercial operation, of moving and removal of earth within the Town of Grafton by one load not in excess of eight (8) cubic yards.
  - v. Approved sub-division under five (5) house lots.
14. I have read and understand Article 13 (Earth Removal) of the Town of Grafton General Bylaws.

Signature of Representative Norman G. Hill, P.E., Land Planning Inc.

Date: 2-29-16

**TO BE COMPLETED BY THE BOARD OF SELECTMEN**

At a Board of Selectmen Public Hearing held on \_\_\_\_\_ the following was decided:

Application Approved:

Application Disapproved

Stipulations or reasons for Disapproval

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