

My name is Rocco Addeo and I am the owner of the project called Hilltop Self Storage of Grafton LLC at 100 Milford Road. This project is a building that houses storage lockers that are rented to private parties. The project is being built under Building Permit #29 from the Building Department from the Town of Grafton. The project is being built under Construction Control procedures and certifications to insure proper adherence to the building code for all phases of construction.

The project itself is broken into two phases (A & B).

The idea was to build phase A and then build phase B at a later time. The Grafton Building Department wanted both phases to be covered under the same building permit. The Grafton Planning Department also treated both phases as one for their requirements. These agreements were based on all landscaping for Phase A & B being completed before a CO was to be given for Phase A.

We have completed Phase A of this project, and as anticipated, we want to put off building Phase B until at least the next building year so that we can determine the local rental needs for a facility like this. Our building goal is to keep construction ahead of the rentals so that there is enough available cash from rentals to justify the necessary Bank Financing available for the construction of Phase B.

Now that we have completed Phase A, and we would like to receive a CO from the Building Department so that we can begin offering rentals in Phase A units. All construction, finishing and landscaping is complete for Phase A. We understand that this request requires a modification of the Town's initial requirements. This request is for a modification of these requirements.

However, the landscaping plans for Phase B involve a controversy between the requirements of the Planning and Conservation Committees of the Town of Grafton, and the neighbors across the street from this project. The neighbors are demanding a landscaping solution that is in direct opposition to what the Town has required. They have threatened to sue us if we do not follow their requirements and we are aware that before a CO for this project can be given we must comply with the Town's requirements. Because of this problem we have initiated discussions between the two parties (Town and neighbors) to resolve these issues.

While this situation is being resolved we need to open the Phase A part of the project so that we can start to recover our investment. To address the issue we are planting the trees and resolving the landscape issues on all sides of the project except for the front part of Project B, which faces the road. We want to leave the last part of the landscaping and fencing on the road side of Phase B open until a reasonable resolution can be reached between the Town and the neighbors. We will do whatever is agreed upon once a final decision is made. We are prepared to put in place any approved solution.

To validate the seriousness of our concerns to fulfill our obligations to the Town we have secured a Bond to cover the cost of the landscaping and fencing along the road, so that the Town is insured that whichever solution they suggest and approve will be constructed. Any approved solution is guaranteed by the Bond.

Therefore, we are requesting that our proposed resolution of this problem, that involves delaying a part of the landscaping along the road, receive approval so that the Building Department can issue CO for Phase A. This permission is based on the guaranteed knowledge that no matter what happens in any final decision, that the landscaping and fencing along the road will be put in place based on the guarantee of the Bond.

Thank you for considering this request.

Rocco Addeo

for Hilltop Self Storage of Grafton LLC

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AUG 18 2016

**PLANNING BOARD
GRAFTON, MA**