

THOMPSON-LISTON  
ASSOCIATES, INC.



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Erosion Control Specialists*

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February 12, 2016

Sargon Hanna, Chairman  
Grafton Planning Board  
30 Providence Road  
Grafton, Massachusetts 01519

Re: Preliminary Subdivision filing for  
Land at 88 Adams Road, Grafton, Massachusetts  
Assessor's map 32 parcel 10

Dear Mr. Hanna:

Enclosed are Preliminary Subdivision plans and supporting documents for a preliminary subdivision filing pursuant to the requirements of section 3 of the Town of Grafton, Massachusetts Subdivision Rules and Regulations and the special permit requirements of section 5.3 of the Town of Grafton, Massachusetts Zoning By-Law.

12 copies each of two sets of Plans are enclosed. One set of plans, dated 13 January 2016, is a Preliminary Subdivision with a conventional design adhering to the normal subdivision rules and Zoning Bylaw requirements. The other is dated 25 November 2015 and is a Flexible Development utilizing smaller lot sizes to allow the preservation of open space.

The subject land is a 71 acre parcel located on the easterly side of Adams Road with frontage at number 88. The site is bounded by lands of Smith, Reinhardt, Sneade, Adams Road, Hogge, Hardiman, Contois, O'Brien, Majewska, Adams, Webber-Lavoie and Lukas to the west, by land of LaFlamme to the north, by lands in the Town of Westborough also owned by Steven Venincasa, to the east and by the Massachusetts Turnpike to the south.

The site is undeveloped with wood cover. The land slopes to a wetland located on the western side of the site through which runoff flows to the Massachusetts Turnpike Authority land bordering this site to the south. The boundaries of wetland resource areas shown on the plans are those determined by the Grafton Conservation Commission in its Order of Resource Area Delineation issued for this site on 4 September 2014.

We propose a 39 lot development of the land. That is the number of lots shown on both the Conventional and Flexible Plans. The project will also connect through the applicant's adjacent land in Westborough to the end of Harvest Way. This will give two points of egress for the project, to Adams Road in Grafton and Harvest Way in Westborough.

The development will be served by individual septic systems and water service from the Grafton Water District. We have already conducted officially observed soil tests sufficient for design of septic systems on all 39 lots shown on the applicant's preferred Flexible Plan layout in Grafton.

Also included in this filing are the following documents:

- Two copies of signed Applications for Approval of a Preliminary Plan
- 12 copies of a certified abutters list dated 2 October 2015
- A check in the amount of \$500 for the Application Fee
- A check in the amount of \$2,925 for the Lot Fee
- A check in the amount of \$2,000 for the Peer Review Fee
- A check in the amount of \$112.00 for the advertising fee
- One 11"x17" copy of the conventional subdivision plans dated 13 January 2016
- One 11"x17" copy of the Flexible Plans dated 25 November 2015
- 12 copies of the Certificate of Good Standing
- 12 copies of the Grafton Conservation Commission's Order of Resource Area Delineation
- 12 copies of a Flood Insurance Rate Map for this site from FEMA
- 12 copies of a Project Information Summary
- 12 copies of a list of requested waivers
- 12 copies of an Environmental and Community Impact Analysis
- A CD-ROM disc with electronic copies of all documents in this filing

On behalf of the applicant, I ask that the Board please schedule a hearing to discuss this matter and thank you, in advance, for your time and consideration.

Sincerely,

Thompson-Liston Associates, Inc..

James Tetreault, PE

Enclosures

Cc: Grafton Town Clerk  
Grafton Board of Health  
Casa Builders