



EXHIBIT 1d.

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**PLANNING BOARD
GRAFTON, MA**

December 31, 2019

Town of Grafton Planning Board
Mr. Joseph Laydon, Town Planner
30 Providence Road
Grafton, MA 01519

**RE: Modified Definitive Plan Request
Estates at Bull Meadow
Appaloosa Drive
Grafton, Massachusetts**

Dear Mr. Laydon,

On behalf of Bull Meadow, LLC., McCarty Engineering, Inc. (MEI) is submitting an application for a modification to a Definitive Subdivision for the Estates at Bull Meadow Subdivision located off of Appaloosa Drive and Bridle Ridge Drive in North Grafton, Massachusetts. The subdivision was approved by the Planning Board on 2/27/2017 and Conditions of Approval were issued on 3/28/2017. The applicant requested a modification of the approved plan to eliminate the proposed water main extension from Old Westboro Road to service the Bull Meadow Estates Subdivision in July 2018, and approval was granted by the Planning Board on 11/14/2018. The applicant is now requesting an additional modification of a definitive plan approval to extend the permit duration.

The applicant has entered into a purchase and sales agreement with a prospective buyer of the project to construct the approved Estates at Bull Meadow subdivision. As such, a file transfer and permit review process has been conducted between the two parties. Regarding permits, it was our understanding that the Definitive Subdivision Decision was valid for two years from the date of plan endorsement. As the previous Modification Request was approved and the modified plans endorsed on 11/14/2018, we assumed the Decision was valid until 11/14/2020. After consultation with your office and closer inspection of the language in the original and modified decision, it does not appear that the approved modified decision made provisions for any time extension. Therefore, in order for the purchase and sales to proceed and the proposed subdivision to be constructed, we request an additional extension for the start of construction from the issuance of this requested Modified Definitive Plan.

The supporting documents have been prepared in accordance with the Town of Grafton Zoning By-Law and the Town of Grafton Rules & Regulations Governing the Subdivision of Land.

This submittal includes the following documents:

- Cover Letter
- Modification Application
- Application and Legal Advertising Fees
- Certificates of Good Standing
- Certified List of Abutters with two sets of labels and stamped envelopes

We trust that our application package is complete; however, should additional copies of any of the documents be required please do not hesitate to ask.

We respectfully request that the Board vote to grant approval of the requested permit extension. Please feel free to contact our office with any questions.

Sincerely,



Brian Marchetti, P.E.
Vice President, Engineering

CC: Project File
Gordon Lewis – Bull Meadow, LLC.

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