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PLANNING DEPARTMENT

TOWN OF GRAFTON  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 ext 1120 • FAX (508) 839-4662  
www.grafton-ma.gov  
planningdept@grafton-ma.gov

RECEIVED TOWN CLERK  
GRAFTON, MA  
2018 JUL 20 PM 3:35

JUL 20 2018

APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

PLANNING BOARD  
GRAFTON, MA

Application No. PP 2018-1

APPLICANT & PROPERTY OWNER INFORMATION

NAME Robert Flynn  
STREET 15 Meadowbrook Road CITY/TOWN Grafton  
STATE MA ZIP 01519 TELEPHONE email: bobflynnsr@aol.com  
NAME OF PROPERTY OWNER (if different) William Flynn, Trustee of the Sugar Realty Trust  
Deed recorded in the Worcester District Registry of Deeds Book 45004 Page 398

CONTACT INFORMATION

NAME Andrew Baum, P.E. Summit Engineering & Surveying, Inc.  
STREET 710 Main Street CITY/TOWN North Oxford  
STATE MA ZIP 01537 TELEPHONE 508-987-8713

PROJECT LOCATION:

STREET AND NUMBER 15 Meadowbrook Road  
ZONING DISTRICT R4 ASSESSOR'S MAP 67 LOT #(S) 11

PROJECT/PLAN INFORMATION:

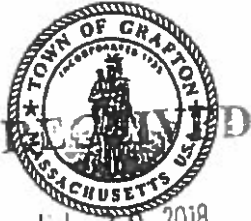
PLAN TITLE Preliminary Subdivision Plan, Sugar Realty Trust PLAN DATED: June 8, 2018  
PREPARED BY (Engineer) Andrew R. Baum, PE, Summit Engineering & Surveying, Inc.  
STREET 710 Main Street CITY/TOWN North Oxford  
STATE MA ZIP 01537 TELEPHONE 508-987-8713

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on the above referenced plan being land bounded as follows:

hereby submits said plan as a PRELIMINARY plan in accordance with the Rules and Regulations of the Grafton Planning Board and makes application to the Board for approval of said plan. The undersigned's title to said land is derived from Robert G. Flynn, Sr. and Madeline D. Flynn  
by deed dated 10/26/2009 and recorded in the Worcester District Registry of Deeds Book 45004, Page 398, registered in the Worcester Registry District of Land Court, Certificate of Title No. \_\_\_\_\_; and said land is free of encumbrances except for the following: Restrictions set forth in Deed Book 5719, Page 15.

The undersigned hereby applies for the approval of said PRELIMINARY plan by the Board, and in furtherance thereof hereby agrees to abide by the Board's Rules and Regulations.

Applicant's Signature Robert G. Flynn Sr Date: 6-1-18  
Property Owner's Signature (if not Applicant) \_\_\_\_\_ Date: \_\_\_\_\_



**TOWN OF GRAFTON**  
 GRAFTON MEMORIAL MUNICIPAL CENTER  
 30 PROVIDENCE ROAD  
 GRAFTON, MASSACHUSETTS 01519  
 Phone: (508) 839-5335 ext 1170 • FAX: (508) 839-4602  
 www.grafton-ma.gov

JUL 20 2018  
 TREASURER / COLLECTOR

PLANNING BOARD  
 GRAFTON, MA

### Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: It can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input checked="" type="checkbox"/> Planning	_____	X
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: \_\_\_\_\_

Robert Flynn  
 Petitioner Name

15 Meadowbrook Road  
 Petitioner Address

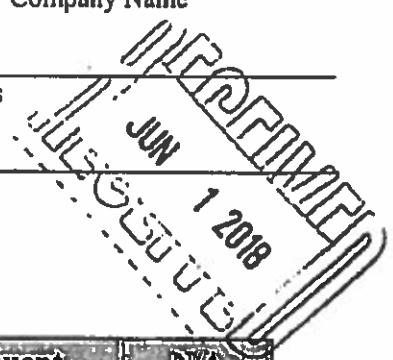
Grafton, MA 01519  
 City, State, Zip

508-294-4967  
 Phone

Sugar Realty Trust  
 Property Owner / Company Name

Same  
 Property Address

Grafton, MA  
 City, State, Zip



Date:	Current	Delinquent	N/A
Real Estate	X		
Personal Property			X
Motor Vehicle Excise	X		
Disposal			X
General Billing			X

Susan E. Rogers  
 Treasurer / Collector Name (please print)

[Signature]  
 Treasurer / Collector Signature

6-1-18  
 Date

# Summit Engineering & Survey, Inc.

July 19, 2018

Planning Board  
Town of Grafton  
30 Providence Road  
Grafton, MA 01519

*via hand delivery*

Re: Revised Materials  
Application for Approval of Preliminary Plan  
15 Meadowbrook Road  
Assessors Map 67, Lot 11

Dear Members of the Board,

On behalf of our Client, Sugar Realty Trust, this office submits the revised Preliminary Plan Application in accordance with the requirements of the Town of Grafton's Rules and Regulations Governing the Subdivision of Land and the Massachusetts Subdivision Control Law (MGL Chapter 41). The plan has been modified based upon input from the Planning Department and the road has been extended approximately 75 feet to provide for more spacious lots. All other characteristics previously discussed are unchanged.

The following contents are included with this submittal:

1. Six (6) sets of plans entitled "Preliminary Subdivision Plan, Sugar Realty Trust, 15 Meadowbrook Road, Grafton, MA" Prepared for Robert Flynn by Summit Engineering and Survey, Inc. Dated June 8, 2018, Revised 7/18/18
2. One (1) set of reproducible reduced size plan set (11x17)

We look forward to working with the Board and the other Town Offices on this project. Please do not hesitate to contact this office if you have any questions or require any additional information.

Respectfully Submitted,  
Summit Engineering & Survey, Inc.  
By:



Andrew Baum, PE

Enclosures as noted.

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JUL 19 2018

**PLANNING BOARD  
GRAFTON, MA**

6/4/2018

15 Meadowbrook Road

Map 67 Lot 11



Kenneth M. O'Brien,  
Data Collector

ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner Zip	Book	Page
110/066.0-0000-0027.0	8 HORSESHOE DRIVE	PERRY RICHARD G	PERRY KAREN B	8 HORSESHOE DRIVE	GRAFTON	MA 01519-1218	6572	278
110/067.0-0000-0004.A	22 MEADOWBROOK ROAD	MAHASSEL LORI		22 MEADOWBROOK ROAD	GRAFTON	MA 01519-0097	29287	116
110/067.0-0000-0005.0	20 MEADOWBROOK ROAD	COURNOYER PAUL F	COURNOYER SHARON E	PO BOX 237	GRAFTON	MA 01519	38322	167
110/067.0-0000-0006.0	27 MEADOWBROOK ROAD	WULSIN SETH R	WULSIN RACHEL L	27 MEADOWBROOK ROAD	GRAFTON	MA 01519	57550	273
110/067.0-0000-0008.A	21 MEADOWBROOK ROAD	OVERDORF THOMAS R & JUC	OVERDORF REALTY TRI	3382 SE COURT DRIVE	STUART	FL 34997	27978	128
110/067.0-0000-0007.0	52 MERRIAM ROAD	POLER HENRY S	POLER GAIL M	55 MERRIAM ROAD	GRAFTON	MA 01519-1216	4853	335
110/067.0-0000-0011.A	17 MEADOWBROOK ROAD	SWETT MATTHEW J & SWET	SWETT FAMILY IRREVO	17 MEADOWBROOK ROAD	GRAFTON	MA 01519	43871	377
110/076.0-0000-0012.0	7 MEADOWBROOK ROAD	NICHOLSON WILLIAM & DAVI	MEADOWBROOK LAND	32 NORTH STREET	GRAFTON	MA 01519-0128	5632	42
110/076.0-0000-0012.B	9 MEADOWBROOK ROAD	DAVY MATTHEW W	DAVY JENNIFER L	12 FARM CIRCLE	SHREWSBURY	MA 01545	56731	152
110/076.0-0000-0012.C	11 MEADOWBROOK ROAD	FRASER RONALD	FRASER MARYLOU	11 MEADOWBROOK ROAD	GRAFTON	MA 01519	38426	98
110/076.0-0000-0013.0	14 MEADOWBROOK ROAD	STEDMAN ERIK G		14 MEADOWBROOK ROAD	GRAFTON	MA 01519	35038	290
110/076.0-0000-0014.A	10 MEADOWBROOK ROAD	MALOUF ZACHARY		10 MEADOWBROOK ROAD	GRAFTON	MA 01519	55479	43
110/076.0-0000-0014.B	8 MEADOWBROOK ROAD	GRAFTON LAND TRUST INC		37 WHEELER ROAD	N GRAFTON	MA 01536	44551	19
110/076.0-0000-0022.0	13 MEADOWBROOK ROAD	DESCHENES ANDREW M	DESCHENES LAURA	13 MEADOWBROOK ROAD	GRAFTON	MA 01519-1412	16955	279
110/076.0-0101-0012.A	1 U-1 MEADOWBROOK ROAD	KINSMAN SARAH		1 MEADOWBROOK ROAD UNIT 1	GRAFTON	MA 01519	55241	142
110/076.0-0102-0012.A	1 U-2 MEADOWBROOK ROAD	BOUDREAU TYLER		1 MEADOWBROOK ROAD UNIT 2	GRAFTON	MA 01519	50365	245
110/076.0-0103-0012.A	1 U-3 MEADOWBROOK ROAD	BROUSMICHE DARRYL	BROUSMICHE DOROTA	1 MEADOWBROOK ROAD UNIT 3	GRAFTON	MA 01519	36013	264
110/076.0-0104-0012.A	1 U-4 MEADOWBROOK ROAD	NYREN DIANE		234 ROBBINS ROAD	RINDGE	NH 03461	50509	54
110/076.0-0205-0012.A	1 U-5 MEADOWBROOK ROAD	RICHARDSON KRYSTN		1 MEADOWBROOK ROAD UNIT 5	GRAFTON	MA 01519	49929	5
110/076.0-0206-0012.A	1 U-6 MEADOWBROOK ROAD	KRULEWITZ LLOYD N		110 MUSKRAT ROAD	QUAKERTOWN	PA 18951	25108	373
110/076.0-0207-0012.A	1 U-7 MEADOWBROOK ROAD	BRUNO PETER A		1 MEADOWBROOK ROAD UNIT 7	GRAFTON	MA 01519	54226	191
110/076.0-0208-0012.A	1 U-8 MEADOWBROOK ROAD	KILASARA LAURA M		1 MEADOWBROOK ROAD UNIT 8	GRAFTON	MA 01519	54382	209
110/067.0-0000-0011.0	15 MEADOWBROOK ROAD	FLYNN WILLIAM E TRUSTEE	SUGAR REALTY TRUST	15 MEADOWBROOK ROAD	GRAFTON	MA 01519	45004	398

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JUL 20 2018

PLANNING BOARD  
GRAFTON, MA

# Summit Engineering & Survey, Inc.

June 15, 2018

RECEIVED

Planning Board  
Town of Grafton  
30 Providence Road  
Grafton, MA 01519

JUL 20 2018

*via hand delivery*

PLANNING BOARD  
GRAFTON, MA

Re: Waiver Request to accompany Application for Approval of Preliminary Plan  
15 Meadowbrook Road  
Assessors Map 67, Lot 11

Dear Members of the Board,

On behalf of our Client, Sugar Realty Trust, this office submits a Request for Waivers from the requirements of the Town of Grafton's Rules and Regulations Governing the Subdivision of Land as follows;

1. **3.2.4.5 Environmental and Community Impact Analysis**  
Harm: Due to the size of the development (3 lots total) and large size of the parcel, it is believed that the Environmental & Community impacts of the project will be minimal and the compilation of such an analysis will be superfluous for this submission.  
Benefit: Minimize submission document requirements and engineering/review costs.
2. **4.1.3.3 Minimum Tangent Length between Reverse Curves**  
Harm: Existing property line controls layout.  
Benefit: Not necessary to reconfigure southerly boundary.
3. **4.1.3.5 Property Lines at street intersections to be rounded or Cut Back**  
Harm: Existing property line controls layout.  
Benefit: Not necessary to reconfigure boundary line.
4. **4.1.3.7 Roadway and Right of Way Centerline to be Co-linear**  
Harm: Existing property line and paved way control layout  
Benefit: Not necessary to reconfigure southerly boundary. Can use existing pavement alignment to minimize reconstruction
5. **4.1.4.1 (a) Minimum Right of Way Width**  
Harm: Existing property line controls layout. Development of full right of way width would make for undesirable lot layout. Additional right of way width would not enhance the ability to provide greater pavement width  
Benefit: Able to utilize existing pavement section with minimal modification
6. **4.1.4.2 (a) Minimum Pavement Width**  
Harm: Existing roadway pavement limits feasible widening. It only makes sense to widen to one side to a total width of 20 feet similar to common driveways or the other minimizing disturbance.  
Benefit: Less disturbance to natural features, minimize impervious surfaces..

7. **4.1.5.3 Vertical Curve Requirements**  
Harm: The grades and vertical curves exist along the existing roadway layout.  
Benefit: Would not have to remove and regrade the roadway
8. **4.1.5.6 (a) Length of Required Leveling Area**  
Harm: See 7  
Benefit: See 7
9. **4.1.6.5 Provide Developable Roadway Easement from end of Turnaround to adjacent Property**  
Harm: Roadway easement would be in excess of 650 feet long and traverse the property at 15 Meadowbrook Road and would not access an area which development would be feasible due to steep slopes along the side of Pigeon Hill.  
Benefit: Would not reserving a stretch of land to nowhere
10. **4.2.1.2 Provide Granite Curbing**  
Harm: Expensive to install, prevents open drainage concept for managing surface water runoff & treatment.  
Benefit: Less expensive
11. **4.2.2 Bituminous Curb**  
Harm: Concept involves open channel drainage. Curbs would not permit swale treatment of runoff.  
Benefit: Permits open channel flow and less structures in the road.
12. **4.7.6 Provide Street Lighting**  
Harm: Existing rural setting without street lights. Serves only 3 single family dwellings.  
Benefit: Less cost associated to operate/maintain
13. **4.9.1 Provide 4 foot Sidewalk along Entire Length of Roadway**  
Harm: Minimal area to install and serving 3 single family dwellings. Existing rural setting without walks. Walks do not exist on Meadowbrook road.  
Benefit: Less long term maintenance, reduce impervious areas, maintain
14. **4.9.4 Trees Planted on Both Sides outside Right of Way**  
Harm: Existing property line restricts layout. Developer does not own any property south of the proposed street right of way.  
Benefit: Would not have to reconfigure existing boundary lines.

The applicant wishes to maintain the existing horse farm and character of the property and surrounding neighborhood while providing 2 additional lots for family. The aforementioned list of waivers from the Subdivision bylaw meet these goals while keeping overall density of the property to a minimum.

We look forward to working with the Board and the other Town Offices on this project. Please do not hesitate to contact this office if you have any questions or require any additional information.

Respectfully Submitted,  
Summit Engineering & Survey, Inc.  
By:

A handwritten signature in cursive script, appearing to read "Andrew Baum".

Andrew Baum, PE

**Summit Engineering & Survey, Inc.**

710 Main Street North Oxford MA 01537 (P) 508-987-8713 (F) 508-987-8714