



PLANNING DEPARTMENT

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1120 • FAX (508) 839-4602
planningdept@grafton-ma.gov
www.grafton-ma.gov

RECEIVED TOWN CLERK

PLANNING DEPARTMENT

Handwritten initials

APPLICATION FOR SPECIAL PERMIT

Application No. MRSP 2020-03

APPLICANT & PROPERTY OWNER INFORMATION

NAME Cental MA Builders, LLC
STREET 125 Olean Street CITY/TOWN Worcester
STATE MA ZIP 01602 TELEPHONE 508-294-8700
NAME OF PROPERTY OWNER (if different from Applicant) Same
Deed recorded in the Worcester District Registry of Deeds Book 43213 Page 4

SITE INFORMATION:

STREET AND NUMBER Carrol Road
ZONING DISTRICT R-20 ASSESSOR'S MAP 56 LOT #(S) 30
LOT SIZE 554.518 FRONTAGE 273.35
CURRENT USE Single Family

PROJECT/PLAN INFORMATION:

PLAN TITLE Abby Woods
PREPARED BY (name/address of PE/Architect) H.S.&T. Group, Inc.
DATES 02-11-2020

Use for which Special Permit is sought: (refer to § 3.2.3.1 of the Zoning Bylaw - Use Regulation Table):

Major Residential Development - 10 Lot Subdivision (Section 5.3 Page 3)

Cite all appropriate sections of the Zoning By-Law which pertain to this Application, Use and Site:

TO THE GRAFTON PLANNING BOARD:

RECEIVED I, [Signature], being the APPLICANT named above, hereby applies for a SPECIAL PERMIT to be granted by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete.

Applicant's Signature [Signature] Date: Feb 25 2020

Property Owner's Signature (if not Applicant) _____ Date: _____

Planning Board
Grafton, MA

EXHIBIT 1a.

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FEB 26 2020



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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.

Table with columns: Permit Issued? Yes, No. Rows include Building - Inspection(s), Building - Electric, Building - Plumbing, Board of Health, Septic System, Conservation, Planning, Other.

Other Permit: definitive subdivision planning board

Central MA Home Builders / Home Builders
Petitioner Name / Property Owner / Company Name
125 Olean Street / 18 Carrol Road (Abby Road)
Petitioner Address / Property Address
Worcester MA / Grafton, MA
City, State, Zip
508-757-4944
Phone

Table with columns: Date, Current, Delinquent, N/A. Rows include Real Estate, Personal Property, Motor Vehicle Excise, Disposal, General Billing.

Handwritten signature and date 2/13/20
Treasurer / Collector Name (please print)
Treasurer / Collector Signature
Date

Form Revised: 01/22/2014

EXHIBIT 1b.

12/23/2019 3:00 PM
 Map 56 Lot 30
 18 Carroll Road

COPY

Key O'Brien
 Kenneth Michael O'Brien, MA
 Grafton Data Collector

ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Town	State	Zip	Book	Page
056.0-0000-0018.E	13 CARROLL ROAD	LANGDON FARMS CONDOMIN	C/O FAVULLI ERIN - SECRET	19A CARROLL ROAD	N GRAFTON MA	MA	01536	24966	312
056.0-0000-0021.0	17 CARROLL ROAD	GUILLETTE EVELYN F		17 CARROLL ROAD	N GRAFTON MA	MA	01536-162	54045	112
056.0-0000-0022.0	19 CARROLL ROAD	FITZMAURICE-MCKEON MAUF	MCKEON STEPHEN A	19 CARROLL ROAD	N GRAFTON MA	MA	01536-162	13000	149
056.0-0000-0023.0	21 CARROLL ROAD	HOWARTH RICHARD G JR	HOWARTH MICHELLE G	21 CARROLL ROAD	N GRAFTON MA	MA	01536-162	19134	380
056.0-0000-0025.0	23 CARROLL ROAD	MALMQUIST KATHLEEN J		23 CARROLL ROAD	N GRAFTON MA	MA	01536-162	17352	275
056.0-0000-0026.0	1 JANET CIRCLE	VITOR VIVIANE D	O'LOUGHLIN PAUL M	1 JANET CIRCLE	N GRAFTON MA	MA	01536	57971	49
056.0-0000-0027.0	3 JANET CIRCLE	VOLCKMAN MATTHEW D	ANGELL ALISON S	3 JANET CIRCLE	N GRAFTON MA	MA	01536	35418	113
056.0-0000-0029.0	22 CARROLL ROAD	QUILLIAM BEATRICE I		22 CARROLL ROAD	N GRAFTON MA	MA	01536-160	2775	105
056.0-0000-0029.A	26 CARROLL ROAD	QUILLIAM BRUCE L	QUILLIAM JEAN P	26 CARROLL ROAD	N GRAFTON MA	MA	01536	5140	316
056.0-0000-0029.B	24 CARROLL ROAD	QUILLIAM JEROME L	QUILLIAM LOUISE M	24 CARROLL ROAD	N GRAFTON MA	MA	01536-160	5363	230
056.0-0000-0030.A	20 CARROLL ROAD	STANKEVIC AGNE		20 CARROLL ROAD	N GRAFTON MA	MA	01536	52582	313
056.0-0000-0031.0	14 CARROLL ROAD	GAULIN MARY A		14 CARROLL ROAD	N GRAFTON MA	MA	01536	39376	124
056.0-0000-0032.0	12 CARROLL ROAD	LECLAIRE SHIRLEY TRUSTE	SHIRLEY G LECLAIRE FAMIL	12 CARROLL ROAD	N GRAFTON MA	MA	01536-160	23561	323
056.0-0000-0033.0	10 CARROLL ROAD	PERREAUlt NORMAN J JR		PO BOX 103	N GRAFTON MA	MA	01536	18058	147
056.0-0000-0034.0	16 CARROLL ROAD	PERREAUlt NORMAN J JR		PO BOX 103	N GRAFTON MA	MA	01536	18058	156
056.0-0000-0044.0	48 WORCESTER STR	GRAFTON TOWN OF		30 PROVIDENCE RC	GRAFTON MA	MA	01519	57790	189
056.0-0101-0018.A	7 CARROLL ROAD	MARTIN AMBER D		1 ERICSSON STREE	WORCESTE MA	MA	01605	60078	28
056.0-0101-0018.B	9 CARROLL ROAD	GIBEAUlt VIRGINIA A		9A CARROLL ROAD	N GRAFTON MA	MA	01536	51193	128
056.0-0101-0018.C	11 CARROLL ROAD	COURNOYER LISA A		11 CARROLL ROAD	N GRAFTON MA	MA	01536	46192	79
056.0-0101-0018.D	13 CARROLL ROAD	LINEHAN DEBORAH A	P & N REALTY TRUST	13A CARROLL ROAD	N GRAFTON MA	MA	01536	50030	104
056.0-0102-0018.A	7 1/2 CARROLL ROAD	MACKENZIE MURDOCK J III		P.O. BOX 275	BOYLSTON MA	MA	01505-027	54431	294
056.0-0102-0018.B	9 CARROLL ROAD 1/2	BATTAGANI DANIEL		9 1/2 CARROLL ROAD	N GRAFTON MA	MA	01536	54127	254
056.0-0102-0018.C	11 1/2 CARROLL ROAD	GARERI JOHN A		11B CARROLL ROAD	N GRAFTON MA	MA	01536	47393	102
056.0-0102-0018.D	13 CARROLL ROAD	ARONSON STUART A	RASKOPF VAUNE	3512 LANDS END ST	FORT WORT TX	TX	76109	58970	348
056.0-0000-0030.0	18 CARROLL ROAD	CENTRAL MASS HOME BUILDERS		125 OLEAN					

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EXHIBIT 1c.

FEB 26 2020

Planning Board
 Grafton, MA



ROBERT G. MURPHY & ASSOCIATES, INC.
 ENVIRONMENTAL CONSULTANTS
 214 Worcester Street
 No. Grafton, Massachusetts 01536

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rgmenviron@verizon.net

Phone (508) 839-0310
 Fax (508) 839-5914

FEB 26 2020

Planning Board
 Grafton, MA

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data

Applicant: Abbas Rad
 Project Location: 18 Carroll Rd, Grafton

Prepared by: Robert G. Murphy
 DEP File #

Vegetation and other indicators of hydrology used to delineate BVW boundary

Section I Vegetation

Observation Plot Number: 1 & 2 Transect Number: 1 & 2 Date of Delineation: 9-06-2019

A. Sample Layer and Plant Species	B. Percent Cover	C. Percent Dominance	D. Dominant Plant	E. Wetland Indicator Category*
TREES				
* Red Maple – <i>Acer r.</i>	70	70	Y	FAC+
Red Oak – <i>Quercus r.</i>	5	5	N	FACU
White Ash – <i>Fraxinus amer.</i>	7	7	N	FACU
Black Cherry – <i>Prunus serotina</i>	5	5	N	FAC
* Amer. Elm – <i>Ulmus a.</i>	5	5	N	FACW-
SHRUBS				
* Witch Hazel – <i>Hamamelis virgin.</i>	20	25	Y	FAC
* Arrowwood – <i>Viburnum rec.</i>	10	15	Y	FACW
* Winterberry Holly – <i>Ilex vir.</i>	15	20	Y	FACW
* H. Blueberry – <i>Vaccinium cor.</i>	20	25	Y	FACW-
FORBS				
* Sensitive Fern – <i>Onoclea sen.</i>	5	5	N	FACW-
* Cinnamon Fern – <i>Osmunda cin.</i>	30	30	Y	FACW
* Skunk Cabbage – <i>Symplocarpus f.</i>	25	25	Y	OBL
* Jewelweed – <i>Impatiens capensis</i>	15	15	Y	FACW
* Swamp Dewberry – <i>Rubis his.</i>	5	5	N	FACW

* Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL. C. 131, s. 40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptations next to the asterisk.

Vegetation Conclusion:

Number of dominant wetland indicator plants: 8

Number of dominant non-wetland indicator plants: 0

Is the number of dominant wetland plants \geq the number of dominant non-wetland plants: YES

Section II Indicators of Hydrology

Hydric Soil Interpretation**1. Soil Survey**

Is there a published soil survey for this site? **Yes**

Title/date: Worcester County, 2019

Map number: NRCS - Web Soil Survey

Soil type mapped: Paxton/Scituate Fine Sandy Loam

Hydric soil inclusions: **Yes**

Are field observations consistent with soil survey? **Yes**

Remarks: typical Paxton/Scituate soil, uniform throughout the site.

2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
A	5"	10YR 3/1	
B	20"	10YR 5/2	2.5YR 6/8
C	60"+	Gley	Gleyed

Remarks: Previous agricultural use, excavation adjacent to railroad

3. Other: High water table throughout the area.**Other Indicators of Hydrology**

Site inundated: **No**

Depth to free water observation hole: **8"**

Depth to soil saturation in observation hole: **6"**

Water marks: **Yes**

Drift lines: **Yes**

Sediment deposits: **No**

Drainage patterns in BVW: **Yes**

Oxidized rhizospheres: **Yes**

Water-stained leaves: **Yes, in depressions**

Record data (stream, lake, or tidal gauge; aerial photo; other):

Other: Restrictive soil horizons

Vegetation and Hydrology Conclusion

Number of wetland indicator plants \geq number of non-wetland indicator plants: **Yes**

Wetland hydrology present: **Yes**

Hydric soil present: **Yes**

Other indicators of hydrology present: **Yes**

Sample location is in a BVW: **Yes**



hs&t group, inc.

Professional Land Surveyors & Civil Engineers
75 Hammond Street 2nd Floor
Worcester, MA 01610

Environmental and Community Impact Analysis (ECIA)

Abby Woods is located off the easterly side of Carroll Road. The subdivision proposes 10 total lots. There are three existing structures on-site, a single-family house, a barn and a large shed. There is a gravel drive that leads from Carroll Road to the existing structures. The remainder of the site is a combination of wild un-maintained growth and wooded areas.

Abby Woods proposes one dead end road in Abby Road. Abby Road contains 500' of roadway alignment. The road will provide a conventional cul-de-sac at the terminus. Post-development, the proposed Abby Woods subdivision will consist of 10 lots, totaling 12.4 acres.

The parcel is mapped on the Town of Grafton zoning map in the Medium Density Residential (R-20) district. The site soils have been identified from the USDA NRCS Soil Survey of Worcester County, Massachusetts, Southern Part, and consist of 305C Paxton and 315B Scituate, and are classified as Hydrologic Soil Group (HSG) C under the USDA. The limits of the mapped 100- year flood zone as identified the NFIP Firm Community Panel 250306 0003 D B dated September 30, 1992. The proposed subdivision does not propose any filling within the flood plain. There is a delineated wetland that is located to the rear of the proposed subdivision. No filling in the wetlands is proposed. The site is not subject to the Rivers Protection Act and there are no other regulated resource areas, aside from the BVW, and ILSF, within 100' of the proposed work, and the site is not in a designated ACEC.

Application for Preliminary Plan Approval and Special Permit was previously submitted on April 22, 2003. A decision was ordered August 11, 2003. Additionally application for approval of a Definitive Subdivision Plan was filed with the Planning Board on September 26, 2003. A decision was ordered May 3, 2004. A covenant was also ordered dated October 15, 2004. A copy of these orders has been included.

Given this projects prior approval it is in the opinion of HS&T Group that the 10-lot subdivision complies with the components listed in the ECIA.

(1) Natural Environment

- i. Air and Noise Pollution** - The impact on local air quality and noise from the proposed development, both during and after construction, will be minimal. Proper erosion control and dust control measures will be taken during construction and construction will be limited to normal working hours. After construction the 10 lot subdivision should not impact the local air quality or cause noise pollution.
- ii. Storm Water** - The impact of storm water run-off on adjacent and downgradient/downstream land, surface water bodies and subsurface ground water. A Hydrology report was submitted and address the storm water run-off and its compliance with the MA DEP regulations as well as the Town of Grafton's.
- iii. Land** - Existing soils on site are classified as Paxton and Scituate. This is common for this area. The proposed subdivision will be compatible with this type of stable soil. Erosion control measures will be implemented during construction.
- iv. Plants & Wildlife** - There are no known rare or endangered plant or animal species know to exist in the area. No work is proposed within the wetland area.
- v. Water Supply** - The average and peak daily demand and the impact of such demand on ground water aquifers and the public water distribution system was reviewed by the Town of Grafton under the prior submission. All requirements were met.

vi. Solid Waste Disposal - The average and peak daily disposal and the impact of such disposal on ground water aquifers, surface water and the municipal sewage system was reviewed by the Town of Grafton under the prior submission. All requirements were met.

(2) Man-Made Environment

i. Existing Neighborhood Land Use – The existing area is zoned residential. The proposed subdivision is compatible within this zone.

ii. Zoning - The existing area is zoned residential. The proposed subdivision is compatible within this zone.

iii. Architecture - The anticipated style of the homes will be similar in nature to that of the surrounding homes.

(3) Public Services

i. Schools – Assuming an average of three children a home a 10-lot subdivision would had approximately 30 children to the schools. The subdivision is in an existing residential area. Impact on busing system would be minimal.

ii. Police – All comments the police department had were addressed with the prior submission.

iii. Fire - Fire protection needs were reviewed under the prior submission. All comments were addressed.

iv. Recreation – No on-site recreation areas were required.

v. Solid Waste Disposal – The previously approved plans were reviewed by the Town of Grafton Board of Sewer Commissioner. All comments were addressed.

vi. Traffic – HS&T Group request a waiver from providing traffic report at this time.

vii. Highway – No substantial impacts to the surrounding roadways or stormwater facilities are expected from the construction of the proposed 10 lot subdivision. No service improvements are necessary as a result of the proposed project.

(4) Aesthetics

i. Lighting – No lighting is proposed.

ii. Landscaping – Street trees will be placed every 40' along the proposed roadway.

iii. Visual – The view from adjacent site will be in relation to the surrounding residential area.

(5) Planning

The proposed development is within the goals and objectives of the most recent Grafton Comprehensive/Master Plan and the most recent Open Space Plan..

(6) Cost/Benefit Analysis Municipal benefit/cost analysis, following standard and usual procedures for measuring both the benefits to be derived and costs to be incurred by the Town of Grafton as a result of the proposed development. The project was previously reviewed and approved by the Town of Grafton. All cost were analyzed at that time.