



Natalia Alward <alwardn@grafton-ma.gov>

274 Providence Road - "Providence Village" - 8 Unit Condo Development

stevetex276@aol.com via Town of Grafton MA <cmsmailer@civicplus.com>
 Reply-To: "stevetex276@aol.com" <cmsmailer@civicplus.com>
 To: planningdept@grafton-ma.gov

Tue, Apr 21, 2020 at 5:56 PM

Planning Board Public Comment Form

Submitted from the Town of Grafton website on Tuesday, April 21, 2020 - 5:56pm

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Submitted by user: Anonymous

Submitted values are:

Select a Project: 274 Providence Road - "Providence Village" - 8 Unit Condo Development

First Name: Steve

Last Name: Teixeira

Email Address: stevetex276@aol.com

Street Address: [276 Providence Road](#)

City: South Grafton

State: Massachusetts

Public Comment Disclaimer: I have read and understand the Public Comment Disclaimer.

Comments:

Dear Board Members,

My name is Steve Teixeira and I own the property located at 276 Providence Rd. I'm an immediate abutter to proposed 274 Providence Road project and have several concerns about this Special permit application.

1. Neither I, nor the other abutters received the required notification to abutters. I saw it in the Grafton News. Can the board hold this public hearing without notifying the abutters in within the required time-frame?
2. I question the water table elevation on the drainage report, as this property and my property are almost at the same elevation and we both have used sump pumps to keep our basements dry.
3. I know of ledge in this parcel which is not consistent with the soil report and I am uncomfortable with the adverse impact of additional water to my property.
4. This property is in a Water Supply Protection Overlay district and they only allowed a maximum 25% of impervious area. The plan doesn't say that and it has the maximum required impervious as 75%.
5. I do not believe the size, scope and design of this project fits with the neighborhood.
6. Are they required to submit a traffic study? I question safety issues with traffic and sight distance.
7. I do not believe the parking is adequate for residents as 1 spot is insufficient for the average household. I do not see any visitor or guest parking areas.
8. They don't have any areas on the plan snow plowing.
9. I wonder if Fire equipment can enter the property?

Thank you for your assistance.

Best Regards,
 Steve Teixeira

COPY

RECEIVED

April 22, 2020

Planning Board
 Grafton, MA

Exhibit 8

