

COPY



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@graffton-ma.gov
www.graffton-ma.gov

RECEIVED TOWN CLERK
GRAFTON, MA

2019 FEB 12 AM 11:59

Handwritten initials

APPLICATION FOR SPECIAL PERMIT

Application No. SP2019-2/SPA

APPLICANT & PROPERTY OWNER INFORMATION

NAME David W. Brossi
STREET 15 Juniper Lane CITY/TOWN Grafton
STATE MA ZIP 01519 TELEPHONE 508-266-0290
NAME OF PROPERTY OWNER (if different from Applicant) (A) David W. Brossi
(B) Brigati Village, LLC
Deed recorded in the Worcester District Registry of Deeds Book (A) 55774 Page (A) 378
(B) Cert. 10897; BK 91 (B) Pg 97

SITE INFORMATION:

STREET AND NUMBER (A) 41 Church Street (B) 14 West Street
ZONING DISTRICT R-MF/R-40 ASSESSOR'S MAP (A&B) 110 LOT #(S) (A) 74.0/0033.0
LOT SIZE (A) 8.23 AC. (B) 38,169 SF FRONTAGE (A) 342.12' (B) 20.01' (B) 74.0/0030.0
CURRENT USE (A) Undeveloped (B) Single Family Home w/associated improvements

PROJECT/PLAN INFORMATION:

PLAN TITLE Special Permit/Site Plan Approval, Brigati Village
PREPARED BY (name/address of PE/Architect) WDA Design Group, Inc., Westborough, MA 01581
DATES February 6, 2019

Use for which Special Permit is sought: (refer to § 3.2.3.1 of the Zoning Bylaw - Use Regulation Table):
Section 3.2.3.1.3 Multi-Family Dwellings in the RMF zone district
pursuant to Section 5.2 of the ZBL.

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

N/A

TO THE GRAFTON PLANNING BOARD:

The undersigned, 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.

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Applicant's Signature [Signature] Date: 2/7/19

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

FEB 12 2019

PLANNING BOARD
GRAFTON, MA

EXHIBIT 1a.



PLANNING DEPARTMENT

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PLANNING BOARD
GRAFTON, MA

APPLICATION FOR SITE PLAN APPROVAL

Application No. SP2019-2/SPA

APPLICANT NAME: David W. Brossi

STREET 15 Juniper Lane CITY/TOWN Grafton

STATE MA ZIP 01519 TELEPHONE 508-266-0290

PROPERTY OWNER NAME(A) David W. Brossi (B) Brigati Village, LLC

STREET (A) 15 Juniper Ln. (B) 14 West Street CITY/TOWN (A&B) Grafton

STATE MA ZIP 01519 TELEPHONE (A) 508-266-0290

Deed recorded in the Worcester District Registry of Deeds Book (A) 55774 Page (A) 378
(B) Cert. 10897; BK 91 (B) Pg 97

CONTACT PERSON'S NAME: Wayne M. Belec, WDA Design Group, Inc.

TELEPHONE 508-366-6552

SITE INFORMATION:

STREET AND NUMBER (A) 41 Church Street (B) 14 West Street

ZONING DISTRICT R-MF/R-40 ASSESSOR'S MAP (A&B) 110 LOT #(S)

LOT SIZE (A) 8.23 AC. (B) 38,169 SF FRONTAGE (A) 342.12' (B) 20.01'

CURRENT USE (A) Undeveloped (B) Single Family Home w/associated improvements

PLAN INFORMATION:

PLAN TITLE Special Permit/Site Plan Approval, Brigati Village

PREPARED BY WDA Design Group, Inc., Westborough, MA 01581

DATE PREPARED February 6, 2019 REVISION DATE

Describe proposed changes / additions: Redevelopment of 14 West Street and development of 41 Church Street for the creation of a 57-unit Multi-Family development and associated improvements pursuant to Section 3.2.3.1.3 of the ZBL. TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for approval of the above entitled SITE PLAN by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete and that said PLAN conforms with the requirements of the Zoning By-Law of the Town of Grafton.

Applicant's Signature [Signature] Date: 2/7/19

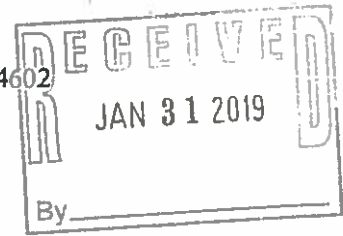
Property Owner's Signature (if not Applicant) Date:

EXHIBIT 1b.



TOWN OF GRAFTON
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 GRAFTON, MASSACHUSETTS 01519
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COPY



TREASURER / COLLECTOR

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 type="checkbox"/> Planning | _____ | _____ |
| <input type="checkbox"/> Board of Health | _____ | _____ | <input type="checkbox"/> Other | _____ | _____ |

Other Permit: _____

David W. Brossi

 Petitioner Name
 15 Juniper Lane

 Petitioner Address
 Grafton, MA

 City, State, Zip
 508-266-0290

 Phone

David W. Brossi

 Property Owner / Company Name
 41 Church Street

 Property Address
 Grafton, MA

 City, State, Zip

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FEB 12 2019

**PLANNING BOARD
 GRAFTON, MA**

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

J. Hafferty

 Treasurer / Collector Name (please print)

J. Hafferty

 Treasurer / Collector Signature

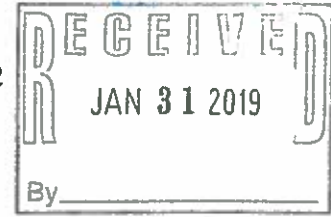
1/31/19

 Date



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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 type="checkbox"/> Planning | _____ | _____ |
| <input type="checkbox"/> Board of Health | _____ | _____ | <input type="checkbox"/> Other | _____ | _____ |

Other Permit: _____

David W. Brossi

 Petitioner Name

15 Juniper Lane

 Petitioner Address

Grafton, MA

 City, State, Zip

508-266-0290

 Phone

Brigati Village, LLC

 Property Owner / Company Name

14 West Street

 Property Address

Grafton, MA

 City, State, Zip

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**PLANNING BOARD
 GRAFTON, MA**

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

J. Haffey
 Treasurer / Collector Name (please print)

[Signature]
 Treasurer / Collector Signature

1/31/19
 Date

COPY

EXHIBIT 1 e.

Tammy Kalinowski
 Tammy Kalinowski, Office Manager

41 Church Street and 14 West Street
 Map 74, Lots 33 and 30

| PARCEL ID | LOCATION | OWNER 1 | OWNER 2 | ADDRESS | CITY | ST | ZIP | BK | PG |
|-----------------------|----------------------|------------------------------------|-------------------------|----------------------|------------|----|-------|-------|-----|
| 110/073.0-0000-0026.0 | 71 PROVIDENCE ROAD | GRAFTON HOUSING AUTHORITY INC | C/O LARRY TEBO | P O BOX 091 | N GRAFTON | MA | 01536 | 0 | 0 |
| 110/073.0-0000-0027.0 | 85 PROVIDENCE ROAD | ALLEN DENNIS K TRUSTEE | ALLEN FAMILY TRUST | P O BOX 198 | GRAFTON | MA | 01519 | 13036 | 23 |
| 110/073.0-0000-0028.0 | 87 PROVIDENCE ROAD | NEPHEW DARIN H | NEPHEW DENISE M | 87 PROVIDENCE ROAD | GRAFTON | MA | 01519 | 20347 | 372 |
| 110/073.0-0000-0029.0 | 89 PROVIDENCE ROAD | ERNENWEIN RONALD | | 111 GEORGE HILL ROAD | GRAFTON | MA | 01519 | 58912 | 251 |
| 110/074.0-0000-0001.0 | 26 REAR SOUTH STREET | GRAFTON LAND TRUST INC | | PO BOX 114 | GRAFTON | MA | 01519 | 19483 | 37 |
| 110/074.0-0000-0002.0 | 30 REAR SOUTH STREET | GRAFTON LAND TRUST INC | | PO BOX 114 | GRAFTON | MA | 01519 | 19483 | 37 |
| 110/074.0-0000-0003.0 | 34 SOUTH STREET | ALBRIGHT MARJORIE | | 34 SOUTH STREET | GRAFTON | MA | 01519 | 38330 | 320 |
| 110/074.0-0000-0010.0 | 20 SOUTH STREET | KALLIN DANIEL L | | 832 WABASH ROAD | VENICE | FL | 34293 | 25222 | 028 |
| 110/074.0-0000-0011.0 | 16 SOUTH STREET | MCDONALD CLAYTON | MCDONALD KATHERINE | 16 SOUTH STREET | GRAFTON | MA | 01519 | 54106 | 292 |
| 110/074.0-0000-0012.0 | 14 SOUTH STREET | POWERS PAUL J JR | POWERS KELLEY L | 14 SOUTH STREET | GRAFTON | MA | 01519 | 34753 | 160 |
| 110/074.0-0000-0013.0 | 10 SOUTH STREET | BROSSI DAVID W | | 15 JUNIPER LANE | GRAFTON | MA | 01519 | 55774 | 378 |
| 110/074.0-0000-0014.0 | 8 SOUTH STREET | CONGREGATIONAL CHURCH OF GRAFTON | UNITED CHURCH OF CHRIST | P O BOX 421 | GRAFTON | MA | 01519 | 2747 | 381 |
| 110/074.0-0000-0015.0 | 6 SOUTH STREET | DEVENEY EDWARD F | MAZAN MELISSA R | 6 SOUTH STREET | GRAFTON | MA | 01519 | 57679 | 48 |
| 110/074.0-0000-0018.0 | 1 REAR CHURCH STREET | FOCHT GLENN D | FOCHT BARBARA A | 1 CHURCH STREET | GRAFTON | MA | 01519 | 54370 | 134 |
| 110/074.0-0000-0021.0 | 5 CHURCH STREET | FREDERICO MCINNIS KAREN | | 5 CHURCH STREET | GRAFTON | MA | 01519 | 50042 | 357 |
| 110/074.0-0000-0022.0 | 9 CHURCH STREET | BAKER JAMES D | | 9 CHURCH STREET | GRAFTON | MA | 01519 | 52046 | 313 |
| 110/074.0-0000-0024.0 | 11 CHURCH STREET | L'ESPERANCE PETER G | L'ESPERANCE JOANNE M | 11 CHURCH STREET | GRAFTON | MA | 01519 | 16365 | 322 |
| 110/074.0-0000-0025.0 | 9 WEST STREET | ROMAN CATHOLIC BISHOP OF WORCESTER | ST PHILIP PARKING LOT | 12 WEST STREET | GRAFTON | MA | 01519 | 4413 | 334 |
| 110/074.0-0000-0026.0 | 9 REAR CHURCH STREET | BAKER JAMES D | | 9 CHURCH STREET | GRAFTON | MA | 01519 | 52046 | 310 |
| 110/074.0-0000-0027.0 | 11 WEST STREET | MURPHY GEORGE J | RONCHETTI JUDY | 11 WEST STREET | GRAFTON | MA | 01519 | 9061 | 391 |
| 110/074.0-0000-0028.0 | 13 WEST STREET | WINSTON THOMAS | | 13 WEST STREET | GRAFTON | MA | 01519 | 57526 | 73 |
| 110/074.0-0000-0029.0 | 15 WEST STREET | HAROUTUNIAN HEATHER | | 15 WEST STREET | GRAFTON | MA | 01519 | 83 | 166 |
| 110/074.0-0000-0030.0 | 14 WEST STREET | BTIGATI VILLAGE LLC | | 15 JUNIPER LANE | GRAFTON | MA | 01519 | 91 | 97 |
| 110/074.0-0000-0031.0 | 12 WEST STREET | ROMAN CATHOLIC BISHOP OF WORCESTER | ST PHILIP'S CHURCH | 12 WEST STREET | GRAFTON | MA | 01519 | 4413 | 334 |
| 110/074.0-0101-0032.A | 29 CHURCH STREET | BARCELOS LUCAS D | BARCELOS DALILLA G | 29 CHURCH STREET | GRAFTON | MA | 01519 | 56763 | 304 |
| 110/074.0-0102-0032.A | 31 CHURCH STREET | SHERRY NOEL | SHERRY INGELISE | 31 CHURCH STREET | GRAFTON | MA | 01519 | 40923 | 92 |
| 110/074.0-0101-0032.B | 33 CHURCH STREET | SIDDIQUI ALI S | | 33 CHURCH STREET | GRAFTON | MA | 01519 | 55962 | 352 |
| 110/074.0-0102-0032.B | 35 CHURCH STREET | CHEN CHIU YANG | | 35 CHURCH STREET | GRAFTON | MA | 01519 | 45629 | 101 |
| 110/074.0-0000-0033.0 | 41 CHURCH STREET | BROSSI DAVID W | | 15 JUNIPER LANE | GRAFTON | MA | 01519 | 55774 | 378 |
| 110/074.0-0000-0034.0 | 34 CHURCH STREET | TEAGUE EDWARD F | | 34 CHURCH STREET | GRAFTON | MA | 01519 | 31226 | 134 |
| 110/074.0-0000-0035.0 | 30 CHURCH STREET | PARONE TIMOTHY | PARONE KRISTIN | 30 CHURCH STREET | GRAFTON | MA | 01519 | 35159 | 254 |
| 110/074.0-0000-0036.0 | 28 CHURCH STREET | HARMON JAMES M | NEUWIRTH JESSICA L | 28 CHURCH STREET | GRAFTON | MA | 01519 | 35462 | 44 |
| 110/074.0-0000-0037.0 | 26 CHURCH STREET | JORDAN SCOTT | | 26 CHURCH ST | GRAFTON | MA | 01519 | 45990 | 329 |
| 110/074.0-0000-0038.0 | 24 CHURCH STREET | ERHARTIC SEAN | ERHARTIC AMANDA | 24 CHURCH STREET | GRAFTON | MA | 01519 | 58271 | 344 |
| 110/074.0-0101-0213.0 | 53 CHURCH STREET | LEE MEI-FANG | CHANG FU-TSENG | 14 SARAH STREET | RANDOLPH | MA | 02368 | 20509 | 191 |
| 110/074.0-0101-0214.0 | 49 CHURCH STREET | BEDROSIAN THOMAS R | MATHISEN LAURA A | 49 CHURCH STREET | GRAFTON | MA | 01519 | 58735 | 83 |
| 110/074.0-0101-0215.0 | 45 CHURCH STREET | FLYNN JOHN J JR | | 45 CHURCH STREET | GRAFTON | MA | 01519 | 34729 | 009 |
| 110/074.0-0102-0213.0 | 55 CHURCH STREET | LUKASEVICZ RICKY | CINTRON REBECCA | 55 CHURCH STREET | GRAFTON | MA | 01519 | 55086 | 16 |
| 110/074.0-0102-0214.0 | 51 CHURCH STREET | VELLONE DANIEL A | | 51 CHURCH STREET | GRAFTON | MA | 01519 | 55429 | 31 |
| 110/074.0-0102-0215.0 | 47 CHURCH STREET | GRENHAM ANGELA | | 47 CHURCH STREET | GRAFTON | MA | 01519 | 53717 | 265 |
| 110/083.0-1142-0009.B | 42 NOTTINGHAM ROAD | KAMINSKY MARK | | 33 STONEY HILL ROAD | SHREWSBURY | MA | 01545 | 47913 | 310 |
| 110/083.0-1144-0009.B | 44 NOTTINGHAM ROAD | CATON SHOALEH A | | 44 NOTTINGHAM ROAD | GRAFTON | MA | 01519 | 44571 | 185 |
| 110/083.0-1146-0009.B | 46 NOTTINGHAM ROAD | FITZPATRICK CATHERINE A | | 46 NOTTINGHAM ROAD | GRAFTON | MA | 01519 | 51244 | 237 |
| 110/083.0-1148-0009.B | 48 NOTTINGHAM ROAD | THAKUR KALPANA | | 48 NOTTINGHAM ROAD | GRAFTON | MA | 01519 | 43362 | 182 |

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**PLANNING BOARD
 GRAFTON, MA**

41 Church Street and 14 West Street
Map 74, Lots 33 and 30

Tammy Kalinowski, Office Manage

| | | | | | | |
|-----------------------|--------------------|------------------------------------|------------------------|---------------------|---------|--------------------|
| 110/083.0-1250-0009.B | 50 NOTTINGHAM ROAD | HUYNH CONGANH VICKY | | 50 NOTTINGHAM ROAD | GRAFTON | MA 01519 34695 221 |
| 110/083.0-1252-0009.B | 52 NOTTINGHAM ROAD | FISKE DANIEL MATHEW | YUEN CHINGHING | 52 NOTTINGHAM ROAD | GRAFTON | MA 01519 41436 379 |
| 110/083.0-1254-0009.B | 54 NOTTINGHAM ROAD | ADROVET ANGEL H | | 54 NOTTINGHAM ROAD | GRAFTON | MA 01519 45970 390 |
| 110/083.0-1256-0009.B | 56 NOTTINGHAM ROAD | KEANE ANNE E | | 56 NOTTINGHAM ROAD | GRAFTON | MA 01519 42107 273 |
| 110/083.0-1358-0009.B | 58 NOTTINGHAM ROAD | HOLBERGER KENNETH D | | 47 OLD UPTON ROAD | GRAFTON | MA 01519 48200 388 |
| 110/083.0-1360-0009.B | 60 NOTTINGHAM ROAD | THE KAREN M DURAND TRUST | | 60 NOTTINGHAM ROAD | GRAFTON | MA 01519 59314 190 |
| 110/083.0-1362-0009.B | 62 NOTTINGHAM ROAD | EDDY JONATHAN R | | 32 MEADOWBROOK ROAD | GRAFTON | MA 01519 47759 288 |
| 110/083.0-1364-0009.B | 64 NOTTINGHAM ROAD | GALANTE DENISE D | | 64 NOTTINGHAM ROAD | GRAFTON | MA 01519 51115 174 |
| 110/083.0-1466-0009.B | 66 NOTTINGHAM ROAD | MALINOWKSI RONALD E | | 66 NOTTINGHAM ROAD | GRAFTON | MA 01519 56525 1 |
| 110/083.0-1468-0009.B | 68 NOTTINGHAM ROAD | DONO JASON H | | 68 NOTTINGHAM ROAD | GRAFTON | MA 01519 50373 62 |
| 110/083.0-1470-0009.B | 67 NOTTINGHAM ROAD | VAYO ROBERT C | | 67 NOTTINGHAM ROAD | GRAFTON | MA 01519 51827 260 |
| 110/083.0-1472-0009.B | 65 NOTTINGHAM ROAD | WILKEN LAURIE C | | 65 NOTTINGHAM ROAD | GRAFTON | MA 01519 20130 93 |
| 110/083.0-1557-0009.B | 57 NOTTINGHAM ROAD | BIELEJEC EDWARD J | | 57 NOTTINGHAM ROAD | GRAFTON | MA 01519 51188 392 |
| 110/083.0-1559-0009.B | 59 NOTTINGHAM ROAD | CURTIS SANDRA L | | 59 NOTTINGHAM ROAD | GRAFTON | MA 01519 56138 50 |
| 110/083.0-1561-0009.B | 61 NOTTINGHAM ROAD | ATCHUE NORA ELIAS | | 2 BURBANK ROAD | SUTTON | MA 01590 23955 379 |
| 110/083.0-1563-0009.B | 63 NOTTINGHAM ROAD | FOLEY DANIEL A | | 63 NOTTINGHAM ROAD | GRAFTON | MA 01519 51946 322 |
| 110/083.0-1649-0009.B | 49 NOTTINGHAM ROAD | STODULSKI KATHRYN A | | 24 SUNRISE AVENUE | GRAFTON | MA 01519 43156 394 |
| 110/083.0-1651-0009.B | 51 NOTTINGHAM ROAD | NOCK PHILIP R | | 51 NOTTINGHAM ROAD | GRAFTON | MA 01519 46433 373 |
| 110/083.0-1653-0009.B | 53 NOTTINGHAM ROAD | GAGNON KATHLEEN A | | 53 NOTTINGHAM ROAD | GRAFTON | MA 01519 13027 297 |
| 110/083.0-1655-0009.B | 55 NOTTINGHAM ROAD | WINCHESTER ANN MARIE LIFE INTEREST | 55 NOTTINGHAM ROAD LLC | 538 WESTMOUNT LANE | VENICE | FL 34293 53806 131 |
| 110/083.0-1745-0009.B | 45 NOTTINGHAM ROAD | SOLOMITA MARY | | 45 NOTTINGHAM ROAD | GRAFTON | MA 01519 25774 097 |
| 110/083.0-1747-0009.B | 47 NOTTINGHAM ROAD | XING CHUN | | 46 NOTTINGHAM RD | GRAFTON | MA 01519 56520 366 |

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February 8, 2019

Mr. Robert Hassinger, Chair
Planning Board
c/o Mr. Joseph Laydon, Town Planner
Municipal Building
30 Providence Road
Grafton, Massachusetts 01519

EXHIBIT 1 f.

Via: Hand Delivery

Reference: Special Permit & Site Plan Approval
"Brigati Village"
41 Church Street & 14 West Street
Grafton, Massachusetts
WDA JN-1046.05

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FEB 12 2019

PLANNING BOARD
GRAFTON, MA

Dear Mr. Hassinger and Members of the Board:

On behalf of the Applicant, Brigati Village, LLC, we are submitting herewith an application for Special Permit & Site Plan Approval prepared in accordance with Section 1.3.3 of the Town of Grafton Zoning Bylaw. The applicant is requesting the Board's favorable action for the construction of a 57 -unit Multi-Family Residential Development located at 14 West Street and 41 Church Street. The proposed community is proposed as a market rate rental town home community. The project is being developed pursuant to Section 5.2 Multi-Family Dwellings of the Town of Grafton Zoning Bylaw.

We have enclosed the following:

1. One (1) original Application for Special Permit and two (2) copies;
2. One (1) original Application for Site Plan Approval and two (2) copies;
3. One (1) original Certificate of Good Standing and two (2) copies for 41 Church Street;
4. One (1) original Certificate of Good Standing and two (2) copies for 14 West Street;
5. One (1) original Project Description/ Narrative contained herein and Two (2) copies;
6. One (1) original FEMA Flood Map (Community Panel # 25027C0829E and 25027C0833E, effective date July 4, 2011) and two (2) copies;
7. One (1) original Certified List of Abutters and two (2) copies;
8. Two (2) sets of First-Class Mail stamped and addressed envelopes;
9. Filing fee of \$4,810.00;
10. Five (5) copies of Plans (24x36) entitled "Special Permit/ Site Plan Approval, for "Brigati Village, Grafton, Massachusetts", prepared by WDA Design Group, Inc., dated February 7, 2019;
11. Seven (7) copies of Plans (11x17) entitled "Special Permit/ Site Plan Approval, for "Brigati Village, Grafton, Massachusetts", prepared by WDA Design Group, Inc., dated February 7, 2019;
12. Two (2) Copies- Stormwater Management Report for "Brigati Village, Grafton, Massachusetts", prepared by WDA Design Group, Inc., dated February 7, 2019;

13. Three (3) Copies- Traffic Impact and Access Study, Proposed Residential Development, 41 Church Street and 14 West Street, Grafton, Massachusetts", prepared by Tetratech., dated January 2019;
14. One (1) original and two Copies- Existing Grade to Proposed Grade Earthworks Analysis for "Brigati Village, Grafton, Massachusetts", prepared by WDA Design Group, Inc., dated February 7, 2019.
15. Two (2) copies of Notification to Town Clerk;
16. One (1) complete submittal packet for Graves Engineering, Inc.
17. One (1) USB containing all forms and narratives/ documents of the submittal.

During the schematic design stage of the project, WDA participated in several initial meetings with the Town Planner which were followed by several meetings with municipal staff at the Thursday afternoon Development Team meetings with municipal officials including; Planning, Conservation, Building Department, DPW, Fire, Police, and Economic Development. The meetings resulted in productive dialogue providing our design and development team with some food for thought in progressing the design. Following these meetings and advancing the design plans to near permit stage, WDA coordinated with Joe Laydon to request a general pre-submission plan/ design review from the Town's peer review consultant Graves Engineering, Inc. The intent of the review was like that of our meetings with town staff, to obtain feedback and incorporate changes as necessary into the design to allow the design to advance to the permitting level set of drawings. The review performed by GEI was cursory in nature and did not include any stormwater calculations or details. Following the review, GEI, Joe Laydon and WDA met again to discuss their comments and the project revisions and adjustments made to address the comments raised. Responses to the GEI comments were addressed in the submitted Site Plans which eliminated the access from Church Street.

PROJECT DESCRIPTION NARRATIVE

Existing Conditions

The subject site is comprised of two properties in separate ownership. The larger of the two which contains much of the land required for the development is located at 41 Church Street and is owned by David W. Brossi. The second parcel is located at 14 West Street and is owned by Brigati Village, LLC (David W. Brossi). The property was purchased by Briagti Village, LLC from William and Patricia Yeomans on December 21, 2018 and is recorded at the Worcester District Registry of Deeds in Deed Book 18097, Page 91.

41 Church Street

The larger property contains approximately 8.23 acres, is located along the easterly sideline of Church Street and is shown on the Town of Grafton Assessor's Map and Parcel ID 110/074.0-0033.0. The property is in both the RMF and R-40 zone districts with the majority (6.9± acres) located in the westerly RMF district. The property does not contain any underlying districts. The property obtains its frontage of 342.12' along the easterly sideline of Church Street and was created in September 2017 and is recorded at the Worcester District Registry of Deeds in Plan Book 929, Plan 120. The property is an undeveloped wooded parcel.

The subject property is bound to the north by residential properties, including a condominium development, to the east single-family residential properties fronting on South Street, to the south by condominium developments and The Grafton Land Trust to the east by Church Street.

Topography on site ranges from an elevation of approximately 490' (highpoint) in the southern most corner of the site adjacent to the condominium developments and descends northerly to an elevation of 468' along the N/F Yeoman's property line and descends to elevation 380' at the most southwestern corner of the property located at the sideline of the layout of Church Street. The site also descends to the east to the abutting properties and wetlands to elevation 460'±. The topography can be best described as gentle to moderate with slopes of 5 to 10 percent along the ridge (a drumlin) which traverses north to south from N/F Yeoman to the high point and defines the primary watershed divide. To the west of the ridge, the topographic relief increases in slope to approximately 15 percent and continues to increase to approximately 30 percent within 150' of Church Street. Slopes east of the ridge can be described as moderate at 10 to 15 percent descending to a broad swale which confines a Bordering Vegetated Wetland (BVW) which flows south to north. East of the BVW, a portion of the property contains approximately 0.6 acres of upland abuts the rear property line at 10 South Street.

The wetland area bisects the property. This vegetated wetland borders an intermittent stream that flows south to north through the property terminating at a culvert inlet on property now or formerly J&B Custom Homes, LLC. Seasonal stormwater runoff generated from a localized watershed flows through the wetland to the 10" PVC pipe culvert inlet. The boundary of the on-site and adjacent wetlands was delineated by WDA Design Group (WDA) on September 13, 2016 and April 18, 2017 based upon the vegetation, hydrology and soils observed on-site. The Boundary of the Bordering Vegetated Wetland (BBVW) is identified by blue flagging, labeled WF-1 to WF-34 and WF-100 to WF-111 along the west side of the bordering vegetated wetland (BVW) and to the east of the proposed development and WF-A to WF-J along the eastern side of the BVW. The BVW is generally comprised of wooded shrub swamp, with areas of herbaceous understory. The wetland is generally located at the toe of slope from adjacent upland hills. The wetland vegetation is predominately comprised of red maple, elm, ash, swamp white oak, winterberry, highbush blueberry, spicebush, arrowwood, tussock sedge, cinnamon, marsh, royal and sensitive ferns, sphagnum, jack-in-pulpit, bluejoint, jewelweed and poison ivy. Adjacent upland areas are comprised of a mainly wooded with sparse understory, comprised of sugar maple, red maple, hickory, oak, tartarian honeysuckle, multiflora rose, Japanese barberry, Virginia creeper, poison ivy, burning bush, hayscented fern, Pennsylvania sedge and Canada mayflower. Some areas of standing water and intermittent flow were noted within the interior of the wetland during our site visits. All wetland flags are shown on the attached plans and were located with an on the ground survey by WDA.

The parcel is not within the Special Flood Hazard Area (SFHA; aka 100-year flood) as indicated on the FEMA flood maps 25027C0829E and 25027C0833E, effective date July 4, 2011. No portion of the site contains an area of Estimated Habitat of Rare Wildlife or certified or potential vernal pools according to the NHESP Atlas dated August 1, 2017.

United States Department of Agriculture Natural Resources Conservation Service (NRCS) mapping identifies the soils of the subject site as Paxton Fine Sandy Loam and Woodbridge Fine Sandy Loam which are described as a Hydrologic Soil Group C (HSG C) soils by the NRCS. Soil testing was performed by WDA and witnessed by Graves Engineering on August 2, 2018 to verify the NRCS mapping. Refer to the attached Hydrology Plans and Soil Testing Logs for soil type delineations and testing locations. In addition to the witnessed soils testing performed by WDA, test borings were drilled and observed this week by Northeast Geotechnical, Inc. for the purposes of evaluating the stability of the soil for a proposed cut slope in the area. The results of their work will be provided to the Board under separate cover.

There are two watershed areas on the property defined by the ridge that traverses the property north to south and a wetland system to the east and Church Street to the west, and the property boundaries to the north and south. The attached Existing Hydrology Plan shows the project design points and contributing drainage areas with existing land

cover types. The analyzed design points are at Church Street to the west, on-site to the northwest, West Street to the north, and the BVW to the east of the proposed development.

14 West Street

The smaller of the two properties contains approximately 38,169 square feet, is located at the southerly end of West Street and is shown on the Town of Grafton Assessor's Map and Parcel ID 110/074.0-0030.0. The property is in both the RMF and R-40 zone districts with the majority located in the westerly RMF district. The property does not contain any underlying districts. The property is a pre-existing non-conforming lot which obtains its frontage of 20.01' along the southerly sideline of West Street and was created in May 1964 and is shown on Land Court Plan 14482-B. The property is developed as a single-family lot. an undeveloped wooded parcel.

The subject property is bound to the north by West Street and The Roman Catholic Church of Worcester, to the east single-family residential property fronting on West Street, to the south by the 41 Church Street property and to the west by a residential condominium development.

Topography on site ranges from an elevation of approximately 466' along the southerly property line and descends northerly to an elevation of 450' along the northerly property line and West Street frontage.

There are no wetlands on the property though the buffer zones associated with the wetland system to the east is cast upon the property. Vegetation on site is primarily lawn with 2-3" caliper trees dispersed throughout the lawn area.

The parcel is not within the Special Flood Hazard Area (SFHA; aka 100-year flood) as indicated on the FEMA flood maps 25027C0829E and 25027C0833E, effective date July 4, 2011. No portion of the site contains an area of Estimated Habitat of Rare Wildlife or certified or potential vernal pools according to the NHESP Atlas dated August 1, 2017.

United States Department of Agriculture Natural Resources Conservation Service (NRCS) mapping identifies the soils of the subject site as Paxton Fine Sandy Loam and Woodbridge Fine Sandy Loam which are described as a Hydrologic Soil Group C (HSG C) soils by the NRCS.

There is one watershed area which is a portion of the overall watershed area tributary to the design point at West Street and the northerly property line. The attached Existing Hydrology Plan shows the project design points and contributing drainage areas with existing land cover types. The analyzed design points are at Church Street to the west, on-site to the northwest, West Street to the north, and the BVW to the east of the proposed development.

The property receives its potable water supply from the Grafton Water District via a 6" main located in West Street and wastewater from the property discharges into the municipal wastewater collection system located in West Street. The property is also served by electric, gas and data transmission lines from West Street.

West Street Access

Access to 14 West Street and 41 Church Street can be obtained through the lot frontages of 14 & 15 West Street as each of the properties contain easements for the purposes of road improvements. With Brigati Village, LLC having recently purchased 14 West Street and having secured a purchase and sales agreement for 15 West Street, the applicant is positioned to make improvements to all three properties and continue to provide unimpeded legal access to the 41 Church Street property.

During WDA's field and office survey data collection, it was determined that West Street from Millbury Street south through the Church Street intersection and then to the properties of 14&15 West Street is a private street. It was revealed that a portion of the Town of Grafton road improvements at the intersection of Church and West Streets and along both sidelines of the layout of West Street south of the intersection are located on private properties.

Proposed Project

Brigati Village is comprised of eleven, two-story residential multi-family, town house-style buildings, each containing three to six units for a total unit density of 57 two-bedroom market rate rental units. All of the 57 units will be accessed from West Street which will undergo some physical improvements for the development and will remain in the ownership of David W. Bossi as market rate, rental units. Like Mr. Bossi's Hillview Estates residential community on Providence Road, Brigati Village will not contain affordable units.

A 24' wide paved site access/egress drive is proposed at the most southerly end of West Street serving the 57 units. The main drive is configured as a 1,043' long looped drive with the first 883'± as a paved surface and the remaining 143'± as a grass paver emergency vehicle access (EVA). The terminus of the looped access drive is located less than 500' south of the centerline intersection of Church and West Streets. The EVA was discussed with town staff including Asst. Fire Chief Steve Charest who are all in favor with the design. The grass paver honeycomb HDPE grid will be placed on a compacted gravel base and designed to withstand the vehicular wheel loads of the GFD's ladder truck. This EVA design provides for a safe accessible route for public safety vehicles while providing an extra 3,000± s.f. of green space. Each end of the grassed EVA will contain two bollards connected by a removable chain with a placard attached indicating that the access is for emergency purposes only. At approximately station 3+85 of the loop drive, a spur drive measuring approximately 350' serves Buildings 7-10. At the terminus of this drive, a "T" turnaround is provided for emergency vehicle maneuvers. This EVA design provides for safe accessible maneuvers for public safety vehicles. During our discussions with the town staff, we presented exhibits of emergency vehicle maneuvers throughout the entire project. Horizontal maneuvers are shown in the Exhibits contained in the plan set.

Initially, the site was designed with four units accessed from Church Street, however following considerable dialogue with Joe and Jeff, it was decided to reconfigure the design to access the entire project from West Street. The new design results in a naturally preserved, mature vegetative buffer along the Church Street frontage, significantly reduces earthwork, including 30'+ earthen cuts, and eliminates access and egress along the inside curve on Church Street.

Parking on site is proposed at each unit with two surface parking spaces and two garage spaces. In addition, guest parking is proposed throughout the site providing 2.31 spaces per unit. Surface parking spaces at each vary in length from 22' to 24' while the guest parking spaces measure 20' in length. Along the 24' wide site access drives, "No Parking" are proposed that meet the specifications of the Federal highway Administration's Manual of Uniform Traffic Control Devices (MUTCD). In addition, the necessary stop signs, way finding signs and "Brigati Village" site identification sign is proposed on the property.

The development provides for 61 percent of unoccupied free space and usable common open space of almost 2,440 s.f. per unit.

The units are incorporated into the sloping topography, generally descending in elevation from south to north providing for varying roof lines. The highpoint of 482'± on the main loop road is located at station 5+25 with an

approaching grade of 7 percent which generally mimics the road grade of West Street. This road grade and establishing the highpoint at this station allowed for a spur road design which resulted in a fairly uniform cut/fill section along the road. The open surface stormwater infiltration basins are incorporated into the topography and graded with 3:1 interior and exterior slopes. The basins are graded with 10' wide maintenance berms and access for the access drives.

Stormwater runoff will be collected in either drop inlets or deep-sump, hooded catch basins and conveyed to stormwater treatment units, and eventually to surface or subsurface detention/infiltration basins. Controlled outflow will be discharged to upland areas at a rate equal to or less than existing conditions for the 2, 10, and 100-year, 24-hour design storms. Each discharge point throughout the project is designed with a depressed level spreader intended to convert the concentrated flows to broad crested sheet flows to reduce the potential of downgradient erosion and to generally mimic the existing conditions flow characteristics.

United States Soil Conservation Service, "Urban Hydrology for Small Watersheds, Technical Release Number 55" (TR-55) methods (HydroCAD 10.00) were utilized to develop runoff hydrographs for watershed areas affected by the proposed development. Existing and proposed runoff hydrographs were developed for the 2, 10, and 100-year, 24-hour rainfall events for the purpose of developing a stormwater management system that will limit post-development peak runoff rates to pre-development levels.

The proposed stormwater management system has been designed to meet the requirements of the Town of Grafton and the MassDEP Stormwater Management Standards. The project will limit peak rates of runoff from the site and will infiltrate runoff to approximate existing groundwater recharge.

In order to assess the impact of the proposed development on peak runoff rates onto down-gradient properties, hydrologic calculations were performed for each of three design storms at the design point(s). The calculations refer to runoff quantities at the final design points.

Calculations of peak runoff rates for existing and proposed site conditions are included and summarized in the Stormwater report for comparison of peak runoff rates for the design point for the three design storms. A proposed hydrology plan is provided showing the various sub-watersheds draining to the proposed stormwater management facilities. Stormwater runoff from the overland areas not tributary to the stormwater management facilities will drain by sheet flow or shallow concentrated flow along the existing flow patterns to the design points.

As illustrated in the Stormwater Report, the proposed stormwater management system will be effective in limiting peak rates of runoff from the subject property to approximate pre-development levels.

The site will be serviced by municipal water, electric and gas and connect to the municipal sewer system located in West Street and Church Street. No work is proposed within a resource area.

Emergency Vehicle Access

The EVA as proposed and discussed with town staff will require a waiver as it is not a bituminous concrete surface. Sheet C2.01 of the Site Plans shows a 24' wide By Right layout for which the waiver is being sought. Refer to the Waiver Request Section included herein.

Traffic

Refer to Traffic Impact and Access Study prepared by Tetrattech., dated January 2019.

Earthworks

The site was designed with the intent of minimizing the import of cut or fill material, thus reducing or eliminating unnecessary hauling to or from the site. minimizing hauling. WDA performed an initial existing surface to proposed surface cut/fill analysis on the site which indicates that the site is fairly balanced requiring an import of approximately 800 cubic yards (CY) of ordinary borrow material. Considering the material generated from the excavation of the foundation holes, water, water sewer, drainage, electric, gas and data transmission utilities, we expect that the import volume will be reduced significantly. Typical of other projects constructed by the developer, a material processing operation will be employed on site to process gravel, crushed stone, riprap, and screening loam. This will again minimize hauling to or from the site.

Haul times will occur between the hours of 7 AM and 5 PM Monday through Friday, and 7 AM and 12 PM on Saturdays. The haul routes have yet to be established as the source of material has not been determined. The haul routes will be limited to well-travelled roads such as Millbury Street, Upton Road, Westborough Road, and Providence Road. Once material source sites have been determined, the developer and site contractor will coordinate with the applicable Grafton officials.

Earthwork performed on site will be in accordance with the project Erosion and Sediment Control Plans and the Stormwater Pollution Prevention Plan (SWPPP). The project will require a NPDES Permit from the Federal EPA. Erosion and sediment control measures such as anti-tracking pads at the site entrances, erosion silt sacks and siltation fence, temporary slope stabilization, temporary diversion swales and sediment basins, and dust control will be employed. The contractor will be responsible for performing periodic checks, necessary repairs/replacement of the measures, and complete and retain Inspection Reports on site as required in the SWPPP.

Off-Site Improvements

Pedestrian-

An existing sidewalk is located along the west side of West Street which will be utilized for pedestrian activity from the site to the sidewalk located on the north side of Church Street. Consideration was given to re-aligning the crosswalk at the intersection of Church and West Streets, however the results of the WDA research and associated field survey work revealed that town improvements are encroaching on private properties. As the re-alignment of the crosswalk is not physical feasible due the encumbrances/ constraints, Town Staff and GEI agreed that the solution would e be to propose Ped X-ng signage and solar activated crosswalk warning and travel speed indicator electronic signage and described in the traffic impact assessment.

Traffic-

Refer to the Traffic Impact Assessment prepared by Tetra Tech. improvements are proposed to the widening of a a portion of the south side of West Street to provide for a 24' wide paved surface.

Water, Wastewater and Utilities-

The site will be serviced by municipal water, electric and gas and connect to the municipal sewer system located in West Street and Church Street. The development will create 57 two-bedroom units. Based on Title 5 Flows; 114 bedrooms @ 110 gal/bedroom/day results in a conservative wastewater discharge into the municipal system of 12,540

gpd. Water consumption is calculated at 10 percent more than that of the wastewater flows based on human consumption and cooking where the potable water is not discharged into the wastewater collection system. Based on the wastewater values above, conservative Title 5 calculations water consumption is projected to be approximately 13,800 gpd. An Existing 6" ductile iron water main exists in West Street which will be replaced with an 8" ductile iron main as discussed with town staff and GEI.

Fiscal Impacts to Municipal Services

Real Estate Tax Revenue-

Based on the identical use at Hillview Estates, the tax rate per \$1,000 would be about \$16.70. Pro-rating the 42 Blackberry lane units, it can be expected that the 57-unit community will generate an annual real estate tax revenue of approximately \$155,670.

Wastewater and Water-

Brigati Village, LLC will own, maintain and manage the property. They will be subject to paying one-time water and sewer connection fees as well as Inflow and an Infiltration (I/I) removal fee. The one time new main to existing main connection fee to the Grafton Water District is \$2,500. In addition, a \$5,000 per unit water connection fee is required resulting in total water connection fees of \$287,500 for the 57 units. Likewise, the developer will be subject to sewer connection fees of water approximately \$4,000 per unit totaling \$228,000 in revenue to the town.

The Hillview Estates (an identical use) development on Providence Road which is owned by the applicant generates sewer user fees (revenue) at a rate of \$1.12 per unit per day. This would generate about \$23,300 per year in user fees. Likewise, Hillview generates water user fees (revenue) at a rate of \$0.85 per unit per day generating approximately \$23,300 per year in user fees

Access Drive and Drainage Infrastructure Maintenance Costs-

The property, access drives and all of its infrastructure will remain in private ownership. The costs associated with the maintenance, operation, replacement or repair will be the responsibility of the owner and not the town.

Schools-

Based on Mr. Brossi's Hillview Estates development property, the number of school aged children is minimal. This is primarily based on the nature of the units being offered, one- and two-bedroom units.

In closing, we trust that you that the site has been designed to comply with the performance standards set forth in Section 4.1 of the Zoning By-Law and like Hillview Estates, the building(s) and site will be maintained, and the activities on the site will be conducted in accordance with, the performance standards set forth in Section 4.1 of the Zoning By-Law.

We thank you in advance of your review of the project and your consideration of an affirmative vote for both the Special Permit and Site Plan Approval.

Sincerely,

WDA DESIGN GROUP, INC.



Wayne M. Belec
Associate

cc. Ms. Kandy Lavalley, Town Clerk
Mr. David W, Brossi, Brigati Village, LLC

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