



July 31, 2020

Planning Board
 Grafton, MA

Natalia Alward <alwardn@grafton-ma.gov>

Re: Both 80 Snow Road Developments (Lot #2 & Lot #3)

Gregory C. Pueschel <gregory.pueschel@outlook.com>

Fri, Jul 31, 2020 at 2:13 PM

To: Christopher McGoldrick <mcgoldrickc@grafton-ma.gov>, Natalia Alward <alwardn@grafton-ma.gov>

Cc: Richard Sullivan <richardsullivan@gmail.com>, Tony Sikora <ajtsikora@charter.net>, Mike Derry <mike.derry@gmail.com>, Andy Burton <bostonburton@gmail.com>, Mark O'Connor <markeoconnor@gmail.com>, "tim@gilletteequipment.com" <tim@gilletteequipment.com>, "tagrady@gmail.com" <tagrady@gmail.com>

These comments/questions address both proposed Snow Road developments (listed below) and are to be included to be reviewed and addressed at the next meeting by the planning board on August 10th.

- 80 Snow Road Lot #2 - One Six Three, LLC - Two Family Dwelling | Town of Grafton MA
- 80 Snow Road Lot #3 - CIL Realty of MA- Two Family Dwelling

1) These projects have been open for well over a year as construction began with clearing the lots in June 2019. As we now head into August 2020 and still have many open items and concerns, I believe the case made in the last meeting by the planning board chair Robert Hassinger to put these types of projects on pause and have them resubmit is a valid approach. Is the board considering take this action on these projects?

2) Under what circumstances would the town planning board not grant a 'Special Permit: Request to construct detached two-family dwelling' / duplex for a residential lot/home? What criteria/process is used to vet this out and decide? Does the town perform their own analysis on surrounding lots and neighborhoods as part of the determination process and was anything like this done in the case of these two lots?

3) Confirmation from the planning board that a response has been recieved from the Grafton & Upton Railroad relative to these developments

4) For 80 Snow Road Lot #2, why was the ground level raised prior to building a 35' tall structure? Could it be regraded to reduce the visual height impact?

5) For 80 Snow Road Lot #3, who/what development company is currently planned to build this structure? Is One Six Three, LCC building this duplex as well?

6) For 80 Snow Road Lot #3, current plans show the addition of a fence between this lot and [4 Greany Drive](#) however the type of fence and it's height is not stipulated that I can tell. Can this be made specific in the plans? According to the town zoning bylaws (section 3.3.2.3), since 4 Greany is not a corner lot any structure can be built up to 35' so the fence can be up to and not to exceed that height - if this development goes through a fence of considerable height will be needed to provide an effective screen the current proposed 35' multi-level duplex sitting on ground level that has been raised.

Thank you,

[Quoted text hidden]