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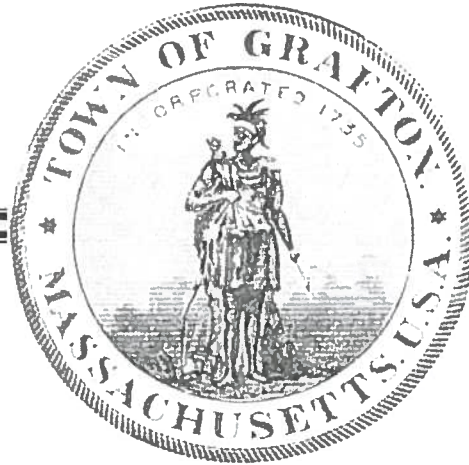
EXHIBIT 1

JUN 13 2016

Grafton Planning Board

PLANNING BOARD
GRAFTON, MA

FILE



Definitive Plan Application Packet

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JUN 13 2016

PLANNING BOARD
GRAFTON, MA

2016 JUN 13 PM 11 05

RECEIVED TOWN CLERK
GRAFTON, MA

TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519
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www.grafton-ma.gov



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JUN 13 2016

**PLANNING BOARD
 GRAFTON, MA**

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

Application No. _____

DATE: 6/10/2016

APPLICANT & PROPERTY OWNER INFORMATION

NAME Bull Meadow, LLC. PHONE 978-833-4747

ADDRESS 2 Rachel Road, Boylston, MA 01505

NAME OF PROPERTY OWNER (if different from Applicant) _____

Deed recorded in the Worcester District Registry of Deeds Book 35310 Page 74
53605 Page 383

CONTACT INFORMATION

NAME Gordon Lewis PHONE 978-833-4747

ADDRESS 2 Rachel Road, Boylston, MA 01505

PROJECT LOCATION:

STREET AND NUMBER 11 Appaloosa Drive

ZONING DISTRICT R40 ASSESSOR'S MAP 110/32 LOT #(S) 005.A
110/31 100

PROJECT/PLAN INFORMATION:

PLAN TITLE Definitive Conventional Subdivision Plans PLAN DATED: June 10, 2016

PREPARED BY (Engineer) McCarty Engineering, Inc.

ADDRESS 42 Jungle Road, Leominster, MA 01453 PHONE 978-534-1318

Said plan has X has not _____ evolved from a preliminary plan submitted to the Board on (date) August 27, 2014
 and approved (with modifications) X disapproved _____ on (date) May 18, 2015

This plan has _____ has not X evolved from a Special Permit # _____ granted on (date) _____
 and recorded in Worcester District Registry of Deeds - Book _____ Page _____

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: The parcels are shown on the Town of Grafton Assessor's Maps as Map 31 Parcel 123, Map 32 Parcel 5A, and a 9.33 acre portion of Map 32 Parcel 100. The site has frontage on Appaloosa Drive and access via an existing Town of Grafton right of way off Bridle Ridge Road.

hereby submits said plan as a **DEFINITIVE** 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 12/15/2004 Bull Meadow, LLC. 35310 74

by deed dated 4/8/2015 and recorded in the Worcester District Registry of Deeds Book 53605, Page 383

registered in the 10/25/2004 Registry District of Land Court, Certificate of Title No. _____; and said land is free of

encumbrances except for the following: _____

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

Applicant's Signature [Signature] Date: 6-9-16

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



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MAY 18 2016

GRAFTON
 ASSESSORS

BOARD OF ASSESSORS

Request for Abutters List

Date of Request: 5/17/2016 Date List Needed: 5/20/2016

Requested by: Brian Marchetti, McCarty Engineering Phone: 978-534-1318

Name of Property Owner: Bull Meadow LLC

Street Address of Property: 109 Adams Road

Map: ~~#10~~ 32 Block: ~~22~~ Lot: 005.A

31

100

REASON FOR LIST:

Hearing before the Zoning Board of Appeals	Yes <u> </u>	No <u> </u>
Hearing before the Planning Board	Yes <u> ✓ </u>	No <u> </u>
Hearing before the Conservation Commission	Yes <u> ✗ </u>	No <u> </u>

Other: _____

REASON FOR HEARING - (please check)

Variance Scenic Road Title 5 Special Permit Subdivision ✓

Other: _____

RADIUS FOR ABUTTERS - (please check one)

Immediate 300 Feet ✓ Upon, along, across or under:

LABELS

Two Sets of Labels will be provided if needed: Yes ✓ No
 (Planning Board requires 2 sets of Labels)

Office Use Only

Date List Prepared: 5/26/16 Address Labels Prepared: 5/26/16

Fee Charged: \$ 25⁻ Amt. Paid: 25⁻ \$ Date: _____

Check: # 1774 Cash: \$ _____ Money Order: \$ _____

94 Old Westboro Road Map 31, Lot 100
 109 Adams Road Map 32, Lot 5A

Jammy Kalinowski
 Jammy Kalinowski, Office Manager

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
110/023.0-0000-0154.0	162 OLD WESTBORO ROAD	GRAFTON TOWN OF	CONSERVATION COMMISSION	30 PROVIDENCE ROAD	GRAFTON	MA	01519	47111	207
110/031.0-0000-0100.0	94 OLD WESTBORO ROAD	BULL MEADOW LLC		2 RACHEL ROAD	BOYLSTON	MA	01505	53605	382
110/031.0-0000-0120.0	6 APPALOOSA DRIVE	PILLAI SASI KUMAR	PILLAI REVATHI APPUKHAN	6 APPALOOSA DRIVE	N GRAFTON	MA	01536	54310	354
110/031.0-0000-0121.0	8 APPALOOSA DRIVE	VALLURUPALLI TARAKESKIAR	VALLURUPALLI NALINI	8 APPALOOSA DRIVE	N GRAFTON	MA	01536	25095	244
110/031.0-0000-0122.0	10 APPALOOSA DRIVE	POTTER JOHN J		10 APPALOOSA DRIVE	N GRAFTON	MA	01536	39681	228
110/031.0-0000-0123.0	11 APPALOOSA DRIVE	BULL MEADOW LLC		2 RACHEL ROAD	BOYLSTON	MA	01505	34958	35
110/031.0-0000-0124.0	9 APPALOOSA DRIVE	DAHER AHMAD H	DAHER RANIA F	9 APPALOOSA DRIVE	N GRAFTON	MA	01536	38827	51
110/031.0-0000-0125.0	7 APPALOOSA DRIVE	BELSANTI LINDA M TRUSTEE	LINDA BELSANTI REVOCABLE TRUS	7 APPALOOSA DRIVE	N GRAFTON	MA	01536	53044	28
110/031.0-0000-0126.0	25 BRIDLE RIDGE DRIVE	ALEX PETER	ALEX SEDA	25 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	26325	179
110/031.0-0000-0127.0	23 BRIDLE RIDGE DRIVE	SEZER UGUR	SEZER NEJLA	23 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	43250	186
110/031.0-0000-0128.0	21 BRIDLE RIDGE DRIVE	ROCCO ERIC C	ROCCO KATHLEEN M	21 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	35277	28
110/031.0-0000-0129.0	19 BRIDLE RIDGE DRIVE	TERSKE WILLIAM J	TERSKE ANGELA M	19 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	45743	70
110/031.0-0000-0211.0	43 BRIDLE RIDGE DRIVE	PATEL MAFATBHAI	PATEL SHARADEBEM	43 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	34706	262
110/031.0-0000-0212.0	41 BRIDLE RIDGE DRIVE	PATEL P SHAILESH		41 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	35922	256
110/031.0-0000-0213.0	39 BRIDLE RIDGE DRIVE	LE TUQUYEN	LE NAM	39 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	36657	323
110/031.0-0000-0214.0	37 BRIDLE RIDGE DRIVE	BROWN MICHAEL J	BROWN SUSAN D	37 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	51569	333
110/031.0-0000-0214.B	37 BRIDLE RIDGE DRIVE	GRAFTON TOWN OF		30 PROVIDENCE ROAD	GRAFTON	MA	01519	46659	180
110/031.0-0000-0215.0	35 BRIDLE RIDGE DRIVE	EDELMAN ALEXANDER	EDELMAN MARINA	35 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	36075	250
110/031.0-0000-0216.0	33 BRIDLE RIDGE DRIVE	DEACON DAVID	DEACON CLAIRE	33 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	34057	174
110/031.0-0000-0217.0	31 BRIDLE RIDGE DRIVE	JACOBSON MICHAEL P	JACOBSON CRISTINA L	31 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	40999	114
110/031.0-0000-0218.0	29 BRIDLE RIDGE DRIVE	DIPINTO LEONARD A	DIPINTO KATHLEEN T	29 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	33478	370
110/032.0-0000-0001.0	83 ADAMS ROAD	ARMY LAWRENCE F JR		83 ADAMS ROAD	N GRAFTON	MA	01536	28219	61
110/032.0-0000-0004.0	97 ADAMS ROAD	EDGREN KIMBERELY	FORTIN KAREN	97 ADAMS RD	N GRAFTON	MA	01536	27598	219
110/032.0-0000-0005.0	113 ADAMS ROAD	LAFLAMME KATHLYN		112 ADAMS ROAD	N GRAFTON	MA	01536	13167	345
110/032.0-0000-0005.A	109 ADAMS ROAD	BULL MEADOW LLC		2 RACHEL ROAD	BOYLSTON	MA	01505	35310	74
110/032.0-0000-0100.0	81 ADAMS ROAD	MASS TURNPIKE AUTHORITY	MASS HIGHWAY DEPT	128 NORTH STREET	BOSTON	MA	02109		
110/041.0-0000-0100.A	81 ADAMS ROAD	MASS TURNPIKE AUTHORITY	MASS HIGHWAY DEPT	128 NORTH STREET	BOSTON	MA	02109		
110/041.0-0000-0105.0	25 VALLEY VIEW DRIVE	ALEID SAMER	ALEID JANET C	25 VALLEY VIEW DRIVE	N GRAFTON	MA	01536	35598	347
110/049.0-0000-0001.A	43 ESTABROOK AVENUE	KNOWLTON PATRICIA K TRUSTEE	KNOWLTON FARMS NOMINEE TRU	43 ESTABROOK AVENUE	GRAFTON	MA	01519	35401	337



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PLANNING BOARD

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

Application No. _____

AREA WITHIN A SUBDIVISION

NAME OF APPLICANT: Bull Meadow, LLC.

NAME OF SUBDIVISION: Estates at Bull Meadow

LOCATION OF SUBDIVISION: East of 11 Appaloosa Drive.

ASSESSOR'S MAP 110/32 005.A
110/31 LOT 100

A. Total area of original tract shown in this subdivision equals 33.38 Acres

(1) Area in lots - Nos. 1, 2, 3, etc., equals 828,697 S.F. (19.04 AC)

(2) Area in street ROW's - A, B, C, etc., equals 83,777 S.F. (1.93 AC)

(3) Area reserved for parks, bikeways, etc., equals 599,679 S.F. (14.21 AC)

B. Total area of subdivision (should equal A above) 33.38 Acres

(1) Street A equals 54,699 S.F. (1.26 AC)

(2) Street B equals 29,078 S.F. (0.67 AC)

(3) Street C equals N/A

C. Total area of street ROW's (should equal A2 above) 83,777 S.F. (1.93 AC)

D. All area not included in A1 or A 2 599,679 S.F. (14.21 AC)

Sewer Easements equal N/A

Drainage Easements equal 56,691 S.F. (1.30 AC)

Utility Easements equal N/A

Other (specify) Open Space = 540,822 S.F. (12.41 AC) Trail Easement = 2,166 S.F. (0.5 AC)

Total (should equal A3) 599,679 S.F. (14.21 AC)



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PLANNING BOARD

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

Application No. _____

LAND SURVEYOR'S CERTIFICATE

DATE: June 10, 2016

NAME OF APPLICANT: Bull Meadow, LLC

NAME OF SUBDIVISION: Estates at Bull Meadow

LOCATION OF SUBDIVISION: Southeast of Appaloosa Drive and east of Bridle Ridge Drive

ASSESSOR'S MAP 31,32, LOT 100,5A,

To the Planning Board of the Town of Grafton:

In preparing the plan entitled Estates at Bull Meadow, Definitive Subdivision Plan of Land

I hereby certify that the above named plan and accompanying data is true and correct to the accuracy required by the current Rules and Regulations Governing the Subdivision of Land in Grafton, Massachusetts, and my source of information about the location of boundaries shown on said plan were one or more of the following:

1. Deed from various grantors to Bull Meadow
 dated _____ and recorded in the Worcester South District Registry in
 Book 53605, page 383.
2. Other plans, as follows: P.B. 750, P. 55, P.B. 784, P. 109, P.B. 799, P. 108, P.B. 911, P. 97
3. Oral information furnished by: N/A
4. Actual measurement on the ground from a starting point established by: Existing plans of record
5. Other sources: _____

(Seal of Land Surveyor)

Signed James E. Reault

Registered Land Surveyor

Address: _____

Whitman & Bingham Associates, LLC

510 Mechanic Street

Leominster, MA 01453



6/10/2016



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PLANNING BOARD

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

Application No. _____

ENGINEER'S CERTIFICATE

DATE: 6/10/2016

NAME OF APPLICANT: Bull Meadow, LLC.

NAME OF SUBDIVISION: Estates at Bull Meadow

LOCATION OF SUBDIVISION: East of 11 Appaloosa Drive

ASSESSOR'S MAP 110/32 LOT 005.A
110/31 100

To the Planning Board of the Town of Grafton:

In preparing the plan entitled Estates at Bull Meadow, Definitive Subdivision Plan

I hereby certify that the above named plan and accompanying data is true and correct to the accuracy required by the current Rules and Regulations Governing the Subdivision of Land in Grafton, Massachusetts, and my source of information about the location of boundaries shown on said plan were one or more of the following:

6. Deed from Various Grantors to Bull Meadow LLC
 dated _____ and recorded in the Worcester South District Registry in
 Book 53605, page 383.
7. Other plans, as follows: P.B. 750, P.55, P.B. 784, P.109, P.B. 799, P.108, P.B. 911, P.97

8. Oral information furnished by: _____

9. Actual measurement on the ground from a starting point established by: Existing Plans of Record

10. Other sources: _____

(Seal of Engineer)



Signed B.R. Marchetti
 Registered Professional Engineer

Address: 42 Jungle Rd
Leominster, Ma 01453



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PLANNING BOARD

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

Application No. _____

VERIFICATION OF PROPOSED STREET NAMES

This is to be submitted by the applicant to the Planning Board at the time of submission of a Definitive Subdivision Plan. The applicant must secure the Police Chief's comments prior to submittal.

DATE: 6/10/2016

NAME OF APPLICANT: Bull Meadow, LLC.

NAME OF SUBDIVISION: Estates at Bull Meadow

LOCATION OF SUBDIVISION: East of 11 Appaloosa Drive

ASSESSOR'S MAP 110/32 LOT 005.A
110/31 100

The following is a complete list of all proposed street names located within the boundaries of said subdivision:

- Paddock Ridge Drive
- Carriage House Lane
- _____
- _____
- _____
- _____

 Applicant's Signature

6-9-16
 Date

The above listing of proposed street name(s) for the above-named subdivision:

- are acceptable as submitted
- are not acceptable as submitted

Comments _____

 Police Chief's Signature

 Date



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PLANNING BOARD

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

PROJECT INFORMATION SUMMARY (PIS)

INSTRUCTION SHEET

DATE: 6/10/2016

NAME OF APPLICANT: Bull Meadow, LLC.

NAME OF PROJECT: Estates at Bull Meadow, Definitive Conventional Subdivision

This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please fill out this form as accurately as possible. Answers to these questions will be considered as part of the application for approval of a subdivision and may be subject to further verification and public review.

Please submit any additional information to document how any known impacts, whatever the magnitude, will be dealt within the design process. This additional information will help in the review of the PIS, and will reduce time delays by addressing potential impacts early on in the process.

The Planning Board will, in its review of the application, determine what elements of the ENVIRONMENTAL IMPACT STATEMENT must be included in the application for approval of the definitive plan for a proposed subdivision.

Please complete only those parts applicable to the type of project proposed. Parts I, II, III, IV, VIII must be filled out by all applicants. Additional PIS information is required based on the type of project submitted. Please indicate the project type(s) below and note the additional sections that must be filled out to complete your application.

- RESIDENTIAL..... Part V: Residential Permits
- BUSINESS..... Part VI: Business Permits
- INDUSTRIAL..... Part VI: Business Permits, Part VII: Industrial Permits

TOWN OF GRAFTON
PROJECT INFORMATION SUMMARY

Project: Estates at Bull Meadow
Owner: Bull Meadow, LLC.

PART I - GENERAL INFORMATION

Name of Project: Estates at Bull Meadow

Name and Address of Owner:
Bull Meadow, LLC.

(Name)
2 Rachel Road

(Street)
Boylston, MA 01505

(City, State, Zip)
Business Phone # 978-833-4747

Contact Person: Gordon Lewis

Name and Address of Consultant/Engineer:
McCarty Engineering, Inc.

(Name)
42 Jungle Road

(Street)
Leominster, MA 01453

(City, State, Zip)
Business Phone # 978-534-1318

Phone: 978-833-4747

Description of Project: (Briefly describe type of project): Conventional Subdivision

A. PROJECT INFORMATION

1. Variance or Special Permit - Specify: _____
 Rezoning - From: _____ To: _____
 Residential Development - # of Units: 15 Single Family Units
 Business Development - Type: _____
 Industrial Development - Type: _____
 Flexible Development/PUD/Cluster

2. Location of Project:

a. Address: East of 11 Appaloosa Drive

b. Distance and direction from nearest intersection(s): 410 Feet east of the intersection of Appaloosa Drive and Bridle Ridge Drive

c. Assessor's Map(s) # 110/32, Lot(s) # 005.A
110/31, 100

3. Present Zoning R40

4. Dominant zoning within ¼ mile of site: R40

5. Present land use: Wooded

6. Dominant land use within ¼ mile of site: Single Family Residential

PART I - GENERAL INFORMATION - continued

Project Extent

- a. Total number of acres in parcel: 33.38 acres
 - b. Number of acres already developed: 0 acres
 - c. Number of acres to be developed under this application: 33.38 acres
 - d. Anticipated construction dates - from 10/16 to 10/18
 - e. Anticipated capital expenditure: \$ TBD
 - f. If expansion of existing project: N/A % expansion (total)
7. Total height of tallest proposed structure 35 +/- feet.

B. NATURAL FEATURES OF SITE

1. Approximate acreage of site by use (NOTE: Land should not be classified in more than one category. Total current acreage = total after completion):

	Current	After Completion
Meadow or Brushland	<u>0</u> acres	<u>0</u> acres
Forested	<u>19.18</u> acres	<u>7.6</u> acres
Active Agriculture	<u>0</u> acres	<u>0</u> acres
Idle Agriculture	<u>0</u> acres	<u>0</u> acres
Chapter 131 Classified Wetland	<u>14.2</u> acres	<u>14.2</u> acres
Water Surface Area (ponds, lakes, streams)	<u>0</u> acres	<u>0</u> acres
Unvegetated (rock, gravel)	<u>0</u> acres	<u>0</u> acres
Roads, Buildings, Pavement	<u>0</u> acres	<u>2.58</u> acres
Active Recreation Facility	<u>0</u> acres	<u>0</u> acres
Other (specify): <u>Grass/Landscape</u>	<u>0</u> acres	<u>9.0</u> acres
Total:	<u>33.38</u> acres	<u>33.38</u> acres

2. Will disturbed area be in or within 100' of any of the following? (If yes, please specify):

YES	NO	
<u> </u>	<u>X</u>	Stream _____ Classification _____
<u>X</u>	<u> </u>	Waterbody _____
<u>X</u>	<u> </u>	Chap. 131 Classified Wetland (#) _____
<u>X</u>	<u> </u>	Woodlands _____
<u> </u>	<u>X</u>	Steep Slopes _____
<u> </u>	<u>X</u>	Agricultural Land _____
<u> </u>	<u>X</u>	Unique Ecological Feature _____
<u> </u>	<u>X</u>	Unique Geological Feature _____
<u>X</u>	<u> </u>	Designated Open Space _____
<u> </u>	<u>X</u>	Designated Sensitive Environmental Area _____
<u> </u>	<u>X</u>	Parkland _____
<u> </u>	<u>X</u>	Recreational Facilities _____
<u> </u>	<u>X</u>	Historic Site _____
<u> </u>	<u>X</u>	Known Archeological Site _____
<u> </u>	<u>X</u>	Unique Archaeological Site _____
<u> </u>	<u>X</u>	Plant or animal species identified as threatened or endangered: _____

PART I - GENERAL INFORMATION - continued

- 3. Are there any known drainage ways, drainage ditches or seasonal flows of water on or through the site? NO _____ YES X (specify on separate sheet)

See Drainage Analysis

C. PLANNING CONSIDERATIONS

- 1. Is the site served by:
 - a. Sanitary sewer _____ Septic Systems X Other _____
 - b. Drainage X
 - c. Public water X Wells _____ Other _____
 - d. Natural Gas _____
 - e. Other utilities (specify) _____

- 2. Is the site contiguous to any of the following?
 - _____ State Road
 - _____ County Road
 - X Town Street (Accepted)
 - _____ Private Road or Drive (Specify) _____

- 3. Is there a property line boundary within 100' of the proposed disturbed area? Yes

- 4. Are any of the following within 1000' of the site?

_____ School	_____ Ambulance Station
_____ Library	_____ Government or other Public Bldg.
_____ Firehouse	_____ Cultural Center (Museum, etc.)
_____ Utility Facility	_____ Cemetery
_____ Church	
_____ High Voltage Electrical Transmission Line	
_____ Wireless Communications Facility	

- 5. Will the action result in the preservation of any open space? NO _____ YES X
 Is the site presently used by the community as open space or recreation area? NO _____ YES X

- 6. Will the project result in any major visual impacts? NO X YES _____

- 7. Will the project affect any important views or vistas? NO X YES _____

- 8. Special Planning considerations: Is any portion of the site within any of the following?

- _____ Historic District
- X 500 feet of a state/county road, parkland, or municipal boundary
- _____ 100 year floodplain as defined by FEMA Flood Ins. Maps

- 10. Has any provision been made for solar or other alternative sources of energy for this project?
 NO X YES _____ If YES, specify _____

- 11. Has provision been made for siting the project to make use of natural solar heating or shading?
 NO X YES _____

- 12. Will this project require the relocation of any other project or facility? NO X YES _____

PART II - GEOLOGY & HYDROLOGY

- A. What is the predominant soil type(s) on the project site? Hinckley Loamy Sand/ Canton Fine Sandy Loam
- B. What is the depth to bedrock? >10 feet
(Information Source: Dug on Site not encountered)
- C. Are there any bedrock outcroppings on the site? NO X YES _____
- D. What is the general slope of the land?
0-10% X 10-15% _____ 15% or greater _____
- E. What is the depth to the water table? 9 Feet
(Information Source: Dug on Site for Septic Testing)
- F. Will surface area of any existing lakes, ponds, streams, or other surface water areas be increased or decreased by the project? NO _____ YES X (Specify on separate sheet)
- G. Will any stream channels be modified? NO X YES _____
- H. What additional percentage of the site will be covered by impervious materials as a result of this project? 8 % more than existing.
- I. Are any mitigation measures being designed into the project to minimize the effects of impervious surfaces on drainage and runoff? NO _____ YES X See Drainage Analysis
(If YES, please attach a narrative explanation on separate sheet.)
- J. Are there any existing drainage problems on the site, upstream, or downstream?
NO X YES _____ (If YES, please attach a narrative explanation on a separate sheet.)
- K. How much on-site storage of runoff will be provided? 0.7 acre-feet
- L. Are Sedimentation ponds to be provided? NO X YES _____
- M. Are retention ponds to be provided? NO X YES _____ Temporary _____ Permanent _____
Are detention ponds to be provided? NO _____ YES _____ Temporary _____ Permanent X

PART III - GRADING AND SITE DEVELOPMENT

A. How much natural material will be removed from the site of the project?

Rock 0 cubic yards

Topsoil 0 cubic yards

Subsoil. 2,000+/- cubic yards

B. How much natural material will be brought onto the site of the project?

Rock 0 cubic yards

Topsoil 0 cubic yards

Subsoil. 4,000+/- cubic yards

C. How much natural material will be redistributed on the site of the project?

Rock 0 cubic yards

Topsoil 5,000 cubic yards

Subsoil. 5,000 cubic yards

D. How many square feet of vegetation (trees, shrubs, ground cover) will be disturbed on this project site?

520,000+/- square feet

E. Are there any plans for revegetation? NO X YES _____ (specify on separate sheet)

F. Will blasting occur during construction? NO X YES _____

G. How will demolition debris (if any), vegetation waste, and similar materials be disposed of?

Construction waste was be removed by a licensed waste hauler while vegetation waste will be chipped and used on site or hauled offsite

H. Will existing contours be altered by more than 3 feet of:

Cut: NO _____ YES X

Fill: NO _____ YES X

I. What will be the maximum gradient of roadways within the project? 8%

What will be the maximum gradient of driveways within the project? 8%

What will be the gradient of roadways within the project? 1%-8%

TOWN OF GRAFTON
PROJECT INFORMATION SUMMARY

Project: Estates at Bull Meadow
 Owner: Bull Meadow LLC.

PART IV - PERMITS AND/OR APPROVALS REQUIRED

A. Does the project involve any State or Federal funding or financing? NO X YES _____
 If YES, specify: _____

B. Status of Permits and/or Approvals:

AGENCY	APPROVAL/S REQUIRED (TYPE)	DATE SUBMITTED	DATE APPROVED
Board of Selectmen			
Planning Board	Definitive Subdivision	6/10/16	
Board of Appeals			
Regional Agency			
Board of Health	Septic System	TBD	
Highway Department			
Mass. Dept. of Public Health			
Mass. D.E.P.	Sewer Ext.		
	MEPA		
	Other	Notice of Intent	TBD
Mass. Highway			
Other State Agency			
US Army Corps. Engineers			
US Environmental Protection Agency	Construction General Permit	TBD	
Other Federal Agency			
Other State Agency			
Other Municipal Agency	Stormwater Management Permit Notice of Intent	TBD	
Regional Agency			

TOWN OF GRAFTON
PROJECT INFORMATION SUMMARY

Project: Estates at Bull Meadow
Owner: Bull Meadow, LLC.

PART V - PERMITS: RESIDENTIAL

A. Is project to be single phased X or multi-phased _____ ?

B. If multi-phased project:

a. total number of phases anticipated: _____

b. anticipated date of Phase 1 commencement (including any necessary demolition):

c. approximate date of completion of final phase:

d. Is phase #1 financially dependent upon subsequent phases? NO _____ YES _____

C. Number and type of housing units to be constructed:

	<u>One Family</u>	<u>Two Family</u>	<u>Multi-Family</u>	<u>Condo or Co-op</u>
Initial	<u> 15 </u>	_____	_____	_____
Ultimate	<u> 15 </u>	_____	_____	_____

D. If project is not on the public sanitary sewers:

1. Type of on-site sewerage system(s) to be installed:

 X standard leach field(s)

_____ raised fill systems

_____ package plant

_____ other (specify): _____

2. If any surface outflow, name of stream into which effluent will be discharging:
 N/A

E. If project involves drainage / stormwater management facilities:

1. Where do storm sewers discharge? Infiltration Basins into Existing Wetlands

2. What volume of storm water runoff is planned for? 2.78 cfs at point of discharge

F. 1. If water supply is from existing wells, indicate pumping capacity of existing well _____ gal./min.

2. If water supply is from new wells, what impact can be expected on the local water table?

G. Total anticipated water usage per day: 8,250 - (110 gpd/bed) gallons per day

H. Number of off-street parking spaces: 0 existing, 0 proposed

PART VI - PERMITS: BUSINESS N/A

- A. Orientation of development: Neighborhood _____ City/Town _____ Regional _____
- B. Estimated employment generated: during construction: _____
During operation: _____
- C. Total gross floor area proposed: _____ sq. ft.
- D. Number of off-street parking spaces: existing _____ proposed _____
- E. Is surface or subsurface liquid waste disposal involved? NO _____ YES _____
If YES to #1, type of waste: _____
If surface outflow, name of stream into which the effluent will be discharged:

- F. If not on public sanitary sewers, how will liquid wastes be treated? _____

- G. If project involves storm water management facilities:
a. Where do storm they discharge? _____
b. What volume of storm water runoff is planned for ? _____ cfs at point of discharge.
- H. Maximum vehicular trips generated per hour upon completion of project: _____
- I. If multi-phased project:
a. total number of phases anticipated _____
b. anticipated date of phase 1 commencement (including any necessary demolition): _____
c. approximate date of completion of final phase _____
d. Is phase #1 financially dependent upon subsequent phases? NO _____ YES _____
- J. Solid Wastes:
a. Where will solid wastes be disposed of?
Name of facility _____ Location _____
b. Will any wastes not go to a sanitary landfill? NO _____ YES _____
c. Will compactors be utilized for on-site wastes? NO _____ YES _____
d. Have provisions been made for on-site storage? NO _____ YES _____

TOWN OF GRAFTON

Project: Estates at Bull Meadow

PROJECT INFORMATION SUMMARY

Owner: Bull Meadow, LLC.

e. If project involves a take-out food facility, have any provisions been made to restrict carryout trash? NO _____ YES _____

PART VI - PERMITS: BUSINESS - continued

K. Will project routinely produce odors (more than 1 hr./day)? NO _____ YES _____

N. Will project produce noise exceeding the existing local ambient noise levels:

during construction? NO _____ YES _____

after construction? NO _____ YES _____

O. Will dust control techniques be employed during or after construction of this project:
NO _____ YES _____ (If YES, specify on separate sheet how, what, when)

N. Will the project result in any potential contraventions of any State or Federal air quality standards?
NO _____ YES _____ (specify: _____)

O. Will the project use herbicides? NO _____ YES _____ specify: _____

P. Will the project use pesticides? NO _____ YES _____ specify: _____

Q. Will the project be landscaped to provide visual and sound screening? NO _____ YES _____

R. Has the project been designed for energy efficiency? NO _____ YES _____
If YES, please specify: _____

PART VII - INDUSTRIAL N/A

Please complete Part VI - Permits: Business, and continue below:

A. Are any liquid (or solid) substances produced as wastes that cannot be adequately treated (or safely disposed of) at a standard municipal sewage treatment plant (or sanitary landfill)?
NO _____ YES _____

If YES, please specify _____

B. Are any hazardous toxic materials produced? NO _____ YES _____
or utilized? NO _____ YES _____

C. Have any provisions been made to utilize any waste heat produced for productive purposes?
NO _____ YES _____

If YES, please specify _____

TOWN OF GRAFTON

PROJECT INFORMATION SUMMARY

Project: Estates at Bull Meadow

Owner: Bull Meadow, LLC.

PART VIII - ADDITIONAL SUBMISSION MATERIALS

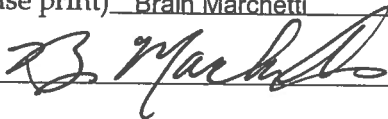
Attach any additional information as may be required to clarify your project. If there are/may be any adverse impacts associated with the proposal, please discuss such impacts and the measures which can be taken to mitigate or avoid them.

I hereby certify that the information given above is true and accurate to the best of my ability to provide such information.

Date: 6/10/2016

Preparer's Name (Please print) Brain Marchetti

Preparer's Signature



Title: Vice President, Engineering

Company (if applicable): McCarty Engineering, Inc.

Representing: Bull Meadow, LLC.