

COPY



PLANNING BOARD

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 120 FAX (508) 839-4602
www.grafton-ma.gov
planningdept@grafton-ma.gov

RECEIVED TOWN CLERK
GRAFTON, MA

2018 JUL 27 AM 9:46

APPLICATION FOR APPROVAL OF A MODIFIED DEFINITIVE PLAN

Application No. \_\_\_\_\_ Modification # \_\_\_\_\_

APPLICANT & PROPERTY OWNER INFORMATION

NAME Bull Meadow, LLC
STREET 2 Rachel Road, Boylston, MA 01505 CITY/TOWN Boylston
STATE MA ZIP 01505 TELEPHONE 978-833-4747
NAME OF PROPERTY OWNER (if different)
Deed recorded in the Worcester District Registry of Deeds Book 35310 Page 74
53605 Page 382

CONTACT INFORMATION

NAME Gordon Lewis
STREET 2 Rachel Road CITY/TOWN Boylston
STATE MA ZIP 01505 TELEPHONE 978-833-4747

PROJECT LOCATION:

STREET AND NUMBER 11 Appaloosa Drive, 109 Rear Adams Road, 94 Rear Old Westboro Road
ZONING DISTRICT R40 ASSESSOR'S MAP 110/31 LOT #(S) 100
110/31 123
110/32 5.A

PROJECT/PLAN INFORMATION:

PLAN TITLE Estates at Bull Meadow Definitive Plan N. Grafton, MA 01536
PLAN DATED: June 10, 2016 REVISED THROUGH 01/15/2018
Deed recorded in the Worcester District Registry of Deeds (WDRD) Book 35310 Page 74
53605
Certificate of Plan Approval recorded in WDRD Book 57074 Page 1-22 382

PREPARED BY (Engineer) McCarty Engineering, Inc.
STREET 42 Jungle Road CITY/TOWN Leominster
STATE MA ZIP 01453 TELEPHONE 978-534-1318

The requested modification(s) is/are as follows (describe plan information, condition number(s), etc.)
The applicant is requesting a modification of the approved plan to eliminate the proposed water main extension
from Old Westboro Road to service the Bull Meadow Estates Subdivision. The applicant proposes to serve the
15 lots with individual wells. Per condition #3, we are submitting this request to the Planning Board to approve
this modification. Please refer to attached narrative for justification of the requested modification.

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EXHIBIT 1.a.

PLANNING BOARD
GRAFTON, MA

Describe in detail the status of the project relative to construction of ways and municipal service (attach separate sheet).

This project is guaranteed by: N/A

Covenant \_\_\_\_\_ Bond \_\_\_\_\_ Passbook \_\_\_\_\_ Other \_\_\_\_\_

Provide all relevant information (document number, date, amount, purpose) of each instrument:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The undersigned's title to said land is derived from deeds

by deed dated 2014 and recorded in the Worcester District Registry of Deeds Book 35310 Page 74  
2015 registered in the Worcester Registry District of Land Court, Certificate of Title No. N/A;  
and said land is free of encumbrances except for the following: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Any /all mortgages must assent / comment to this application) N/A

The undersigned hereby applies for the approval of said MODIFIED 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: 7-25-18  
owner / Bull Meadows, LLC  
Property Owner's Signature (if not Applicant) \_\_\_\_\_ Date: \_\_\_\_\_



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wachusett
gordon@wachusett.
com

TREASURER / COLLECTOR

Certificate of Good Standing

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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.

JUL 25 2018

Please note: it can take up to three (3) business days to process each request.

PLANNING BOARD
GRAFTON, MA

Please check all that apply and indicate if permit(s) have been issued.

Table with 2 columns of permit types and 2 sub-columns for 'Permit Issued?' (Yes/No). Includes Building - Inspection(s), Electric, Plumbing, Board of Health, Septic System, Conservation, Planning, and Other.

Other Permit: \_\_\_\_\_

Bull Meadow, LLC.
Petitioner Name
2 Rachel Road
Petitioner Address
Boylston, MA 01505
City, State, Zip
978-833-4747
Phone

Bull Meadow, LLC.
Property Owner / Company Name
109 Rear Adams Road, 94 Rear Old Westboro Road
11 Appaloosa Drive
Property Address
Grafton, MA
City, State, Zip

Table with 4 columns: Date, Current, Delinquent, N/A. Rows include Real Estate, Personal Property, Motor Vehicle Excise, Disposal, and General Billing.

Christine Atchew
Treasurer / Collector Name (please print)

[Signature]
Treasurer / Collector Signature

7/24/18
Date

Form Revised: 01/22/2014

EXHIBIT 1b.

COPY



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Please check all that apply and indicate if permit(s) have been issued.

Permit Issued? Yes No
Building - Inspection(s)
Building - Electric
Building - Plumbing
Board of Health
Septic System
Conservation
Planning
Other

Other Permit:

Petitioner Name: Bull Meadow LLC
Petitioner Address: 94 Rear Old Westboro Rd
City, State, Zip: Grafton, MA
Phone:

Table with 4 columns: Date, Current, Delinquent, N/A. Rows include Real Estate, Personal Property, Motor Vehicle Excise, Disposal, General Billing.

Christine Atchue (Treasurer / Collector Name), [Signature] (Treasurer / Collector Signature), 7/24/18 (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.

Form with checkboxes for permit types: Building - Inspection(s), Building - Electric, Building - Plumbing, Board of Health, Septic System, Conservation, Planning, Other. Includes 'Permit Issued?' columns for Yes/No.

Other Permit: \_\_\_\_\_

Form for Petitioner Information: Petitioner Name, Address, City, State, Zip, Phone, Property Owner / Company Name, Property Address, City, State, Zip.

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

Handwritten signatures and date: Christine Stuve, [Signature], 7/24/18

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*May - MLW 7-20-18*

ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Last Sale Book	Last Sale Page
110/023.0-0000-0154.0	162 OLD WESTBORO ROAD	GRAFTON TOWN OF	CONSERVATION COMMISSION	30 PROVIDENCE ROAD	GRAFTON	MA	01519	47111	207
110/041.0-0000-0100.A	81 REAR ADAMS ROAD	MASS TURNPIKE AUTHORITY	MASS HIGHWAY DEPT	128 NORTH STREET	BOSTON	MA	02109-1405		
110/031.0-0000-0120.0	6 APPALOOSA DRIVE	PILLAI SASI KUMAR	PILLAI REVATHI APPUKUTTAN	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		9 APPALOOSA DRIVE	N GRAFTON	MA	01536	39681	228
110/031.0-0000-0124.0	9 APPALOOSA DRIVE	DAHER AHMAD H	DAHER RANIA F	7 APPALOOSA DRIVE	N GRAFTON	MA	01536	38827	51
110/031.0-0000-0125.0	7 APPALOOSA DRIVE	BELSANTI LINDA M TRUSTEE	LINDA BELSANTI REVOCABLE TRUST	9 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 & KATHLEEN M TRUSTEES	21 BRIDLE RIDGE DRIVE REALTY TRUST	19 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	57154	215
110/031.0-0000-0129.0	19 BRIDLE RIDGE DRIVE	TERSKI WILLIAM J	TERSKI ANGELA M	41 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	45743	70
110/031.0-0000-0212.0	41 BRIDLE RIDGE DRIVE	PATEL P SHAILESH		39 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	35922	256
110/031.0-0000-0213.0	39 BRIDLE RIDGE DRIVE	LE TUQUYEN	LE NAM	37 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	30 PROVIDENCE ROAD	GRAFTON	MA	01519	46659	180
110/031.0-0000-0214.B	37 SIDE BRIDLE RIDGE DRIVE	GRAFTON TOWN OF		35 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	36075	250
110/031.0-0000-0215.0	35 BRIDLE RIDGE DRIVE	EDELMAN ALEXANDER	EDELMAN MARINA	33 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	34057	174
110/031.0-0000-0216.0	33 BRIDLE RIDGE DRIVE	DEACON DAVID	DEACON CLAIRE	31 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	57680	49
110/031.0-0000-0217.0	31 BRIDLE RIDGE DRIVE	TROPEANO GIOVANNI EUGENIO	TROPEANO LAUREN ANNE	29 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	33478	370
110/031.0-0000-0218.0	29 BRIDLE RIDGE DRIVE	DIPINTO LEONARD A	DIPINTO KATHLEEN T	37 CHESTNUT STREET	MILFORD	MA	01757	57540	268
110/032.0-0000-0001.0	83 ADAMS ROAD	CHARLES MONIQUE		97 ADAMS RD	N GRAFTON	MA	01536-2101	27598	219
110/032.0-0000-0004.0	97 ADAMS ROAD	EDGREN KIMBERELY	FORTIN KAREN	112 ADAMS ROAD	N GRAFTON	MA	01536-2202	13167	345
110/032.0-0000-0005.0	113 ADAMS ROAD	LAFLAMME KATHLYN	MASS HIGHWAY DEPT	128 NORTH STREET	BOSTON	MA	02109		
110/032.0-0000-0100.0	81 ADAMS ROAD	MASS TURNPIKE AUTHORITY		2 RACHEL ROAD	BOYLSTON	MA	01505	53605	382
110/031.0-0000-0100.0	94 REAR OLD WESTBORO ROAD	BULL MEADOW LLC		2 RACHEL ROAD	BOYLSTON	MA	01505	34958	35
110/031.0-0000-0123.0	11 APPALOOSA DRIVE	BULL MEADOW LLC		2 RACHEL ROAD	BOYLSTON	MA	01505	35310	74
110/032.0-0000-0005.A	109 REAR ADAMS ROAD	BULL MEADOW LLC							

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EXHIBIT 1c.

JUL 27 2018

PLANNING BOARD  
GRAFTON, MA



JUL 27 2018

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GRAFTON, MA

July 27, 2018

Town of Grafton Planning Board  
Mr. Joseph Laydon, Town Planner  
30 Providence Road  
Grafton, MA 01519

**RE: Modification to Definitive Subdivision  
Estates at Bull Meadow  
Appaloosa Drive  
Grafton, Massachusetts**

**EXHIBIT 1 d.**

Dear Mr. Laydon,

On behalf of Bull Meadow, LLC., McCarty Engineering, Inc. is submitting an application for a modification to a Definitive Subdivision for the Estates at Bull Meadow Subdivision located off of Appaloosa Drive and Bridle Ridge Drive in North Grafton, Massachusetts. The subdivision was approved by the Planning Board on 2/27/2017 and Conditions of Approval were issued on 3/28/2017. The applicant is requesting a modification of the approved plan to eliminate the proposed water main extension from Old Westboro Road to service the Bull Meadow Estates Subdivision. The applicant proposes to serve the 15 lots with individual wells. Per condition #3, we are submitting this request to the Planning Board to approve this modification.

Since the subdivision was approved, Mr. Lewis has had several reputable developers interested in purchasing and building out the subdivision. All of them have come back to Mr. Lewis and stated that the cost of the proposed water main extension makes the project economically unfeasible. They have all also expressed concerns in having to install the water main in the right-of-way of Bridle Ridge Drive where all the houses have manicured lawns, mature trees, and hardscaping improvements along the proposed path of the water line. Excavation of a five foot deep trench to install the water main would certainly cause a lot of disruption to those areas resulting in very unhappy homeowners. We, and Mr. Lewis, share those concerns.

After receiving this feedback from the potential developers we reached out the Grafton Water District to obtain their input on the proposed water main extension. In a letter dated July 16, 2018, the Grafton Water District states that "the District is against this proposal. The issue at hand is the long run of pipe and the lack of flow, with only 16 houses being connected, is that the water will get stagnant and will also build up chlorine by-products which are harmful to the drinking water quality." A copy of the GWD letter is attached.

The supporting documents have been prepared in accordance with the Town of Grafton Zoning By-Law and the Town of Grafton Rules & Regulations Governing the Subdivision of Land.


This submittal includes the following documents:

- Cover Letter
- Modification Application
- Application and Legal Advertising Fees
- Certificate of Good Standing
- Certified List of Abutters with two sets of labels and stamped envelopes
- Grafton Water District letter dated 7/16/18

We trust that our application package is complete; however, should additional copies of any of the documents be required please do not hesitate to ask.

We respectfully request that the Board vote to grant approval of the requested modification to eliminate the proposed water line extension for the reasons stated above. Please feel free to contact our office with any questions.

Sincerely,



Patrick J. McCarty, P.E.  
President

CC: Project File  
Gordon Lewis – Bull Meadow, LLC.



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COMMISSIONERS

Robert Frederico  
Michael Corda  
Kenneth Grew



44 Millbury Street  
Grafton, MA 01519  
(508) 839-2302 - Fax: (508) 839-2367  
E-Mail: GRAFTONH20@AOL.COM

MANAGER  
Matthew E. Pearson

TREASURER  
Wendy Graves

July 16, 2018

Mr. Brian Marchetti, P. E.  
McCarty Companies  
42 Jungle Road  
Leominster, MA 01453

EXHIBIT 1e.

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RE: Bull meadow Subdivision, North Grafton, MA

PLANNING BOARD  
GRAFTON, MA

Dear Brian,

Per our discussion last week regarding the extension of a water main from Old Westboro Road to the proposed subdivision the District is against this proposal. The issue at hand is the long run of pipe and the lack of flow, with only 16 houses being connected, is that the water will get stagnant and will also build up chlorine by products which are harmful to the drinking water quality.

I would prefer to see private wells installed to these 16 homes, like the others in the area.

Sincerely,

A handwritten signature in black ink that reads "Matthew Pearson". The signature is written in a cursive style and is followed by a long horizontal line.

Matthew Pearson, Manager