



Natalia Alward <alwardn@grafton-ma.gov>

[Town of Grafton MA] Village at Institute Rd. Hearing 3-28-2022 (Sent by Bob Carroll, bob@bob-carroll.com)

1 message

Contact form at Town of Grafton MA <cmsmailer@civicplus.com>

Thu, Mar 31, 2022 at 7:54 AM

Reply-To: bob@bob-carroll.com

To: Planning Department <planningdept@grafton-ma.gov>

Hello Planning Department,

Bob Carroll (bob@bob-carroll.com) has sent you a message via your contact form (<https://www.grafton-ma.gov/user/14766/contact>) at Town of Grafton MA.

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Message:

Planning Board,

First, I want to thank you for your volunteering and tireless passion and energy.

I was in attendance of the PB Meeting on 3/28. I am writing to show support for the Board with respect to pushing back on developers that come in after their plan has been approved, and then request modifications (to decrease their exposure, cut costs, and improve profitability). Let's not kid ourselves, that is what this is all about.

With respect to the build out phasing, as a resident in the area, the improvements to Institute Rd. will be welcomed. That can't happen soon enough. The Board should insist that those occur once the bypass has been built as originally planned. Second, on the driveway pitch, I can't imagine driveways at the angle they are requesting. Visibly, they will look silly, and ingress and egress during the winter months will be an issue and safety hazard. Nevermind the control of run-off.

Lastly, with respect to the deforestation, I am given to understand they are requesting to clear-cut while leaving just the stumps? That will be an eyesore and I can envision all sorts of other issues. I get it, it is probably easier and more efficient, but it would seem that a builder like Pulte Homes could manage this and be a better neighbor to the residents in the area.

Respectfully,
--Bob Carroll