



Pulte Homes of New England LLC
115 Flanders Road, Suite 200
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August 12, 2022

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Grafton Planning Board
30 Providence Road
Grafton, MA 01519
Attn: Chris McGoldrick, Town Planner

Re: *Comments from Graves Engineering, Inc.: Afonso Village, 100 Westboro Road*

Dear Members of the Board:

In response to the letter from Graves Engineering, Inc. (GEI) dated August 8, 2022, we have prepared the following information to address the comments:

GEI's findings, comments and recommendations are shown in *italics* followed by our response in **bold**.

- 1. A photometrics plan should be provided to show the extent of illumination from the proposed lighting fixtures. (§1.3.3.3.d.22)*

Pulte: A photometrics plan has been provided in the updated plan set. Please note that as a result of the photometric analysis, two fixtures were added along the garage entrance for Buildings #1 and #2 and two of the bollard lights in the pocket park were moved slightly.

- 2. To satisfy the required number of parking spaces, there are parking garages under Building #1 and Building #2. GEI noted that in the architectural drawings there are several parking stalls that consist of two parking spaces with the vehicles parked end-to-end (each building having 14 parking stalls consisting of 28 parking spaces). It will up to the operator of the building to determine how parking spaces are assigned; however, GEI recommends that the mutual parking spaces in each stall be assigned to one household to allow for vehicle accessibility rather than assign the two spaces in a stall to two different households. (§4.2.2 & §12.7.6.1)*

Pulte: We agree with the comment on tandem parking and it is standard practice for our buildings that all tandem parking spaces in the garage are deeded to the same unit/household. We also note that the project meets the parking requirements for Building #1 and #2 without the tandem spaces. The requirement is for 127 spaces and there are 93 surface spaces and 37 spaces (130 spaces) without the inclusion of the second space in the tandem parking locations.

- 3. The proposed site plan modification relies on creating two lots from the one lot for which the original application was made. The left side of Sheet 3 shows a "proposed future subdivision line." GEI defers to the Planning Board how the modified project's dwelling unit density should be calculated - based upon the area of the original tract of land or based upon the smaller area of land on which the applicant's project will be located. (§12.4.2)*

Pulte: Our program was developed using the dwelling unit density calculation for the smaller lot, however we are confident that each of the phases of the project comply on their own. The larger project as a whole: 137 units, 14.6± acres = 9.3± units /acre. Phase 1 (Pulte): 105 units, 7.7± acres = 13.6± units/acre. Phase 2 (Afonso): 32 units, 6.9± acres = 4.6± units/acre.

- 8. On Sheet 10, the project is proposed to be completed in two phases. Consideration should be given to providing a temporary turnaround for the Phase 1 driveway near the line separating Phase 2 to accommodate parcel delivery vehicles so that said vehicles do not have to back up after making deliveries to Units #1 - #3.*

Pulte: A temporary turnaround for the Phase 1 driveway has been added to the phasing plan (Sheet 10).

- 9. GEI understands that the Town of Grafton Water and Sewer Departments will review for their respective departments.*

Pulte: Attached are communications from the Grafton Water Department and the Department of Public Works confirming that they have reviewed the plans and will be able to service the project.

Sincerely,



Essek Petrie
Manager of Land Planning & Entitlement