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Zoning Board of Appeals

INSPECTION REPORT LOT 76

Grafton, MA

LOCATION: High Point Estates
INSPECTION DATE: Feb 25 2019

REPORT DATE: Feb 26 2019
INSPECTOR: Patrick Garner

GENERAL COMMENTS

This report is intended to be used as a supplementary document during discussions of Lot 76 drainage issues.

- The owners of Lot 76 cleared a substantial area of protected Open Space abutting their property in the rear. That clearing was done without permission, directly impacting the interests of all lot owners within High Point Estates.
- Further, the clearing by the owners of Lot 76 removed numerous mature trees and all shrubs within the area cleared, replacing native vegetation with grass. The grade was changed and a stonewall built within the Open Space to benefit Lot 76.
- The clearing and grading of Open Space altered the flow pattern of stormwater, and redirected flow from the backyard of Lot 76, southerly toward Lot 55 and contributing to further overland stormwater flow into said pool.
- The clearing and grading of Open Space increased the volume of stormwater flowing onto the Lot 76, increasing impacts to the yard and pool area.

SEE BELOW PHOTOS AND CAPTIONS FOR EXTENT OF CLEARING.

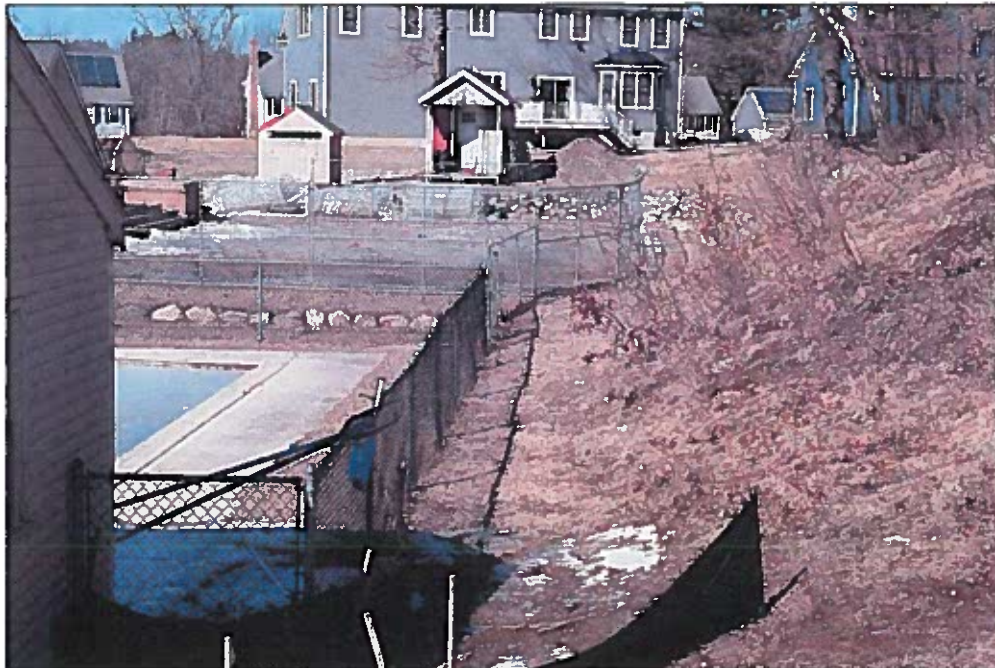


Fig. 1. Rear of Lot 76 (photo taken from Lot 55). Subdivision Open Space lies to the right of rightmost fencing. House shown in middle rear of photo is on Lot 73.



Fig. 2. Lot 76 property line runs down fence shown to left. Open Space lies directly to the right of fence. Note the new stonewall approx. 15-feet right of fence line, as well as cleared area beside fence and to the right. Depth of clearing into the protected Open Space is approx. 60-feet. Also note that grading by owners of Lot 76 slopes from inside the Open Space downward and toward pool area.



Fig. 3. Second view of Open Space clearing. All of the area with snow was cleared without permission. Note that topography slopes, without exception, right to left toward Lot 76.



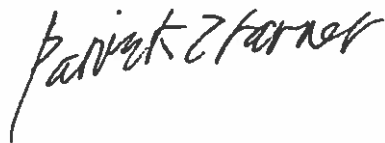
Fig. 4. Alternate view of cleared Open Space (photo taken from Lot 73). Lot 76 lies to right, Open Space to left. The area grassed and graded in left 3/4s of the photo was formerly vegetated; all trees and shrubs were removed and topography graded toward Lot 76 to right.



Fig. 5. Alternate photo of cleared Open Space. House on Lot 76 appears to right,

Please contact me with any questions.

Thanks,

A handwritten signature in black ink that reads "Patrick Garner". The signature is written in a cursive, flowing style.

Patrick Garner, PLS
Hydrologist