



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1120 • FAX (508) 839-4602
www.grafton-ma.gov

PLANNING BOARD

August 27, 2019

Kandy Lavallee
Town Clerk
30 Providence Road
Grafton, MA 01519

**RE: Planning Board Decision - Request for Determination of Completeness
Dendee Acres” Subdivision, Desrosiers Landing (from Station 00+00 to its end at Station
4+36.81 +/-); Snow Easement on Lot 5; and Drainage Easement on Lot 1
Charles Kady, Jr, (petitioner)**

Dear Ms. Lavallee:

At its meeting on August 26, 2019, the Grafton Planning Board, in response to the above referenced request and in accordance with Section 3.3.11.3 of the *Rules and Regulations Governing the Subdivision of Land, Grafton, Massachusetts* in effect for this subdivision (hereinafter *Rules and Regulations*), voted to issue a **Determination of Completeness** for the “Dendee Acres” subdivision. Said subdivision includes from Station 00+00 to its end at Station 4+36.81 +/-, Snow Easement on Lot 5, and Drainage Easement on Lot 1.

The Planning Board determined that the above referenced petition, including the plans and materials submitted therewith, meets the requirements of Section 3.3.11.2 of said *Rules and Regulations*. The plans and materials upon which the Board’s decision is based are on file with the Planning Office.

This Determination of Completeness by the Planning Board shall not be construed as acceptance by the Town of said ways and infrastructure. Acceptance of the ways by the Town shall be in accordance with the requirements of Massachusetts General Laws and the Town of Grafton, and the petitioner/developer shall be responsible for filing all materials necessary to initiate such consideration by the Town.

Sincerely

Joseph Laydon
Town Planner

cc: Applicant
Board of Selectmen
Finance Committee
Graves Engineering



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Re: Waiver Request: Determination of Completeness, Street Acceptance
"Dendee Acres" Subdivision –Definitive Plan Approval
Charles Kady, Jr. (Applicant / Owner)

Dear Ms. Lavallee:

At its meeting on Monday, August 27, 2019, the Planning Board considered the above referenced waiver request as detailed in materials submitted to the Planning Board on August 15, 2019 by Attorney Damien Berthiaume representing the Owner. A copy of all the submitted material is attached and is available in the Planning Department. Present at the meeting were Chairman David Robbins, Vice Chairman Robert Hassinger, Clerk Justin Wood, Members Linda Hassinger and Prabhu Venkataraman, and Associate Member Vikram Dave (not voting).

Charles Kady was present to review the request. The Applicant is seeking a waiver from Section 3.2.13.3(b) of the Subdivision Rules and Regulations specifically from the 18 month waiting period after the Determination of Completeness for the Town to consider a Certificate of Completion. Joseph Laydon, Town Planner reviewed the construction history and the Determination of Completeness process which was previously granted by the Board. After review of the facts and taking into consideration staff recommendations, the Board determined that the waiver request was reasonable and would not negatively impact the Town's review process of certifying completion in advance of Town Meeting action to accept the roadways and infrastructure.

After review of the submitted testimony, the Planning Board voted unanimously 5-0 by roll call vote (R. Hassinger – AYE; L. Hassinger – AYE; Wood – AYE; Robbins – AYE; Venkataraman - AYE) to approve the changes as minor modifications to the above referenced Definitive Subdivision Approval in accordance with the provisions of section 6.1.1 of the Grafton Subdivision Rules and Regulations. All other conditions of the referenced Definitive Subdivision Approval remain in full force and effect.

Sincerely,

Joseph Laydon
Town Planner

Attachment

Cc: Attorney Damien Berthiaume – via email
File