



PLANNING BOARD

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
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Request for Release of Lots

11 Wheeler Road - "Stillwater Estates"
(Subdivision Covenant)

January 17, 2023

The undersigned, being a majority of the Planning Board of the Town of Grafton, Massachusetts, hereby certify that sufficient surety, in the opinion of the Planning Board, has been provided to guarantee the completion of the ways to provide access, frontage and to guarantee installation of all municipal services in accordance with the provisions of the Definitive Plan Approval. Said approval, with conditions, is dated March 5, 2021 and is recorded in the Worcester District of Deeds in Book 64846, Page 279.

Lots herein designated for release are as shown on a plan entitled "Flexible Development -Definitive Plan; 11 Wheeler Road, Grafton, Massachusetts", prepared by Richard Mainville, P.E., Andrews Survey & Engineering, Inc.; 15 sheets. Drawn by Andrews Survey & Engineering, Inc., 104 Mendon Street, Uxbridge, Massachusetts 01569 dated August 21, 2020 and revised through January 22, 2021. Said plan is recorded in the Worcester District Registry of Deeds in Plan Book 960 Plan 84. Ownership of said property is shown on deed recorded in the Worcester District Registry of Deeds in Book 67285, Page 351.

Lots herein designated for release are hereby released from Condition E(2) of said Conditions of Approval; all other conditions remain in full force and effect. As agreed by the Planning Board, the Owner, Right Realty Trust, has decided to secure all construction of ways and installation of municipal services by means of a Tripartite Agreement filed with the Town of Grafton and dated December 20, 2022 instead of the previous performance guarantee submitted to the Planning Board in the form of a Covenant dated August 30, 2022.

Lots herein designated for release are Lots: # 1 and 2 as shown on said plan.

Notwithstanding payment by the surety company, the Town through its Planning Board, reserves the right to require corrective work at any time until the roadways and municipal services in the aforementioned subdivision have been accepted or otherwise approved by the Town.

Planning Board of the Town of Grafton, Massachusetts

By: _____

Being a majority

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss _____, 2023

On this ____ day of _____ 2023, _____ personally appeared before me on behalf of the Planning Board and acknowledged the foregoing instrument to be his free act and deed.

Notary Public

My commission expires: _____