

RECEIVED TOWN CLERK
GRAFTON, MA

2023 FEB 15 PM 4:25



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 120 • FAX (508) 839-4602
www.grafton-ma.gov
planningdept@grafton-ma.gov

PLANNING BOARD

APPLICATION FOR APPROVAL OF A MODIFIED DEFINITIVE PLAN

Application No. DP 2016-1 Modification # 5

Project # DP 2016-1.5

APPLICANT & PROPERTY OWNER INFORMATION

NAME Pulte Homes of New England

STREET 115 Flanders Road, Suite 200 CITY/TOWN Westborough

STATE MA ZIP 01581 TELEPHONE (508)621-2404

NAME OF PROPERTY OWNER (if different) _____

Deed recorded in the Worcester District Registry of Deeds Book 67613 Page 305

CONTACT INFORMATION

NAME Essek Petrie

STREET 115 Flanders Road CITY/TOWN Westborough

STATE MA ZIP 01581 TELEPHONE (508)621-2404

PROJECT LOCATION:

STREET AND NUMBER 100 Westboro Road & Institute Road

ZONING DISTRICT OLI/R20 ASSESSOR'S MAP 22 LOT #(S) 12

PROJECT/PLAN INFORMATION:

PLAN TITLE Woodland Hill (fka The Village at Institute Road) a Definitive Conventional Subdivision

PLAN DATED: Sept 26, 2016 REVISED THROUGH April 21, 2022

Deed recorded in the Worcester District Registry of Deeds (WDRD) Book 34122 Page 57

Certificate of Plan Approval recorded in WDRD Book 58546 Page 105-127

PREPARED BY (Engineer) Guerriere & Halnon, Inc.

STREET 1029 Providence Road CITY/TOWN Whitinsville

STATE MA ZIP 01588 TELEPHONE (508)234-6834

The requested modification(s) is/are as follows (describe plan information, condition number(s), etc.)

Respectfully requesting a two-year extension to the construction completion deadline, set at 12 months from April 20, 2023.

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**Planning Board
Grafton, MA**



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 STATE MA ZIP 01581 TELEPHONE (508)621-2404
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 Deed recorded in the Worcester District Registry of Deeds Book 67613 Page 305

CONTACT INFORMATION

NAME Essek Petrie
 STREET 115 Flanders Road CITY/TOWN Westborough
 STATE MA ZIP 01581 TELEPHONE (508)621-2404

PROJECT LOCATION:

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 STREET 1029 Providence Road CITY/TOWN Whitinsville
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The requested modification(s) is/are as follows (describe plan information, condition number(s), etc.)

Respectfully requesting a two-year extension to the construction completion deadline, set to expire on April 30, 2023.

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**Planning Board
 Grafton, MA**

Describe in detail the status of the project relative to construction of ways and municipal service (attach separate sheet).

This project is guaranteed by:

Covenant _____ Bond X Passbook _____ Other _____

Provide all relevant information (document number, date, amount, purpose) of each instrument:

See attached executed bond agreement.

The undersigned's title to said land is derived from Commonwealth of Massachusetts

by deed dated May 17, 2022 and recorded in the Worcester District Registry of Deeds Book 67613, Page 305,
registered in the Worcester Registry District of Land Court, Certificate of Title No. _____;
and said land is free of encumbrances except for the following: _____

Any / all mortgages must assent / comment to this application) N/A

The undersigned hereby applies for the approval of said **MODIFIED DEFINITIVE** plan by the Board, and in furtherance thereof hereby agrees to abide by the Board's Rules and Regulations.

Applicant's Signature  Date: 2/10/23

Property Owner's Signature (if not Applicant) _____ Date: _____



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 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519
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TREASURER / COLLECTOR

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	X	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	X	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Essek Petrie
 Petitioner Name

Pulte Homes of New England, LLC
 Property Owner / Company Name

115 Flanders Road, Suite 200
 Petitioner Address

100 Westboro Road
 Property Address

Westborough, MA 01581
 City, State, Zip

Grafton, MA
 City, State, Zip

(508)621-2404
 Phone

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise	✓		
Disposal			✓
General Billing	✓		

Christine Atchue
 Treasurer / Collector Name (please print)

[Signature]
 Treasurer / Collector Signature

2/10/23
 Date

VILLAGE AT INSTITUTE ROAD

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS 1	ADDRESS 2	CITY	ST	Owner Zip	BK	PG
012.0-0000-0001.B	124 WESTBORO ROAD	MASSACHUSETTS DEVELOPMENT FINANCE AGENCY		99 HIGH STREET, 11TH FLOOR		BOSTON	MA	02110	57193	195
012.0-0000-0012.0	88 WESTBORO ROAD	EQUIPMENT CARE CENTER OF GRAFTON LLC		88 WESTBORO ROAD		N GRAFTON	MA	01536	37347	145
020.0-0000-0091.0	13 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
012.0-0000-0022.0	100 WESTBORO ROAD	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0045.0	91 EAST STREET	GRAFTON TOWN OF		30 PROVIDENCE ROAD		GRAFTON	MA	01519	28497	258
020.0-0000-0023.0	81 EAST STREET REAR	GRAFTON TOWN OF	RECREATION 15 YR/ MUNICIPAL 30YR RESTRICT	30 PROVIDENCE ROAD		GRAFTON	MA	01519	28497	258
020.0-0000-0022.0	71 REAR EAST STREET #REAR	GRAFTON TOWN OF	CONSERVATION RESTRICTION GLT	30 PROVIDENCE ROAD		GRAFTON	MA	01519	28497	258
020.0-0000-0001.0	107 EAST STREET	GALE, MICHAEL J & DIANE R TRUSTEES	GALE JOINT REVOCABLE TRUST	107 EAST STREET		N GRAFTON	MA	01536	68685	7
021.0-0000-0001.E	33 INSTITUTE ROAD	MASS COMMONWEALTH OF	DEPT OF YOUTH SERVICES AND LABOR	27 WORMWOOD STREET SUITE 400		BOSTON	MA	02210	1730	248
021.0-0000-0001.D	42 INSTITUTE ROAD	MASS COMMONWEALTH OF KEY PROGRAM	DEPT OF YOUTH SERVICES AND LABOR	ATTN: BARBARA MORTON		WESTBOROUGH	MA	01581	0	0
019.0-0000-0093.0	46 WATERVILLE STREET	GRAFTON TOWN OF	N GRAFTON ELEMENTARY SCHOOL	30 PROVIDENCE ROAD		GRAFTON	MA	01519	3762	127
012.0-0000-0020.0	122 WESTBORO ROAD	MASS COMMONWEALTH OF	DMH / DMR	1 ASHBURTON PLACE		BOSTON	MA	02108	1730	248
012.0-0000-0035.0	37 INSTITUTE ROAD	PULTE HOMES OF NEW ENGLAND LLC		115 FLANDERS ROAD		WESTBOROUGH	MA	01581	67613	304
020.0-0000-0078.0	35 INSTITUTE ROAD	PULTE HOMES OF NEW ENGLAND LLC		115 FLANDERS ROAD		WESTBOROUGH	MA	01581	67613	304
020.0-0000-0058.0	29 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
012.0-0000-0023.0	2 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
012.0-0000-0024.0	4 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0071.0	12 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0074.0	3 DYLAN WAY	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0079.0	4 DYLAN WAY	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0090.0	2 DYLAN WAY	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0087.0	5 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0081.0	8 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0088.0	7 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0089.0	9 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
012.0-0000-0031.0	33 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0082.0	6 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0083.0	4 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0070.0	14 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0084.0	2 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
012.0-0000-0029.0	20 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0086.0	3 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0060.0	11 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
012.0-0000-0033.0	3 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0094.0	19 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0075.0	5 DYLAN WAY	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0095.0	21 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
012.0-0000-0034.0	1 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0073.0	1 DYLAN WAY	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
012.0-0000-0032.0	5 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
012.0-0000-0028.0	22 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0076.0	7 DYLAN WAY	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0085.0	1 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
012.0-0000-0025.0	8 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0068.0	23 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0062.0	7 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0090.0	11 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0072.0	10 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0059.0	27 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0066.0	18 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0067.0	25 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0069.0	16 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
012.0-0000-0026.0	8 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
012.0-0000-0030.0	35 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0057.0	31 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0093.0	17 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0092.0	15 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
012.0-0000-0027.0	10 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0061.0	9 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0077.0	6 DYLAN WAY	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Grafton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 12/2022
Data updated 12/2022

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.



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PLANNING BOARD

WAIVER REQUEST FORM

Please select the waivers you are requesting, followed by a brief explanation as to why the waiver is needed: **This modification is only for a construction period extension request, therefore these items are not necessary.**

Site Plan Requirements (Section 1.3.3.3.d.)

A Site Plan prepared by a professional architect or registered professional engineer, at a scale of one inch equals forty feet (1" = 40'), or at such other scale as may be necessary to show all detail clearly and accurately. Sheet sizes shall not exceed twenty-four inches by thirty-six inches (24" x 36"), and shall not be less than eleven inches by seventeen inches (11" x 17"). If multiple sheets are used they shall be accompanied by an index sheet showing the entire parcel at an appropriate scale.

Site plan is on file.

(1.) Name and address of the person(s) submitting the application;

[Click here to enter text.](#)

(2.) Name and address of the owner(s) of the subject property(ies), if different;

[Click here to enter text.](#)

(3.) Present use(s) of the land and description and use(s) of existing building(s) thereon, if any;

[Click here to enter text.](#)

(4.) Proposed use(s) of the land;

[Click here to enter text.](#)

(5.) Proposed use(s) of existing buildings, if any;

[Click here to enter text.](#)

(6.) Description and proposed use(s) of the proposed building(s), if any;

[Click here to enter text.](#)

(7.) Zoning District(s) in which the parcel is located, including floodplain, if applicable;

[Click here to enter text.](#)

(8.) Locus Map (scale of 1"=1,000') and north arrow;

[Click here to enter text.](#)

(9.) Title Block containing: name of the project; applicant; property owner; property address and Assessor's Map/Lot number; date (with revisions); name, address and phone number, and the signature and seal of the professional architect or engineer preparing the plan;

[Click here to enter text.](#)

(10.) Wetlands, Ponds, Streams, or other water bodies, including all applicable buffer zones;

[Click here to enter text.](#)

(11.) Ownership of all abutting land and approximate location of buildings, driveways, and parking areas thereon within a maximum distance of two hundred feet (200') of the property lines;

[Click here to enter text.](#)

(12.) Existing and proposed topography at two-foot (2') elevation intervals;

[Click here to enter text.](#)

(13.) All property lines of the subject property, and all setbacks of buildings and parking areas from said lines, and existing and proposed easements, if any;

[Click here to enter text.](#)

(14.) Extent and type of all existing and proposed surfaces (pervious and impervious) on the property, including specific materials;

[Click here to enter text.](#)

(15.) Lot coverage calculations showing percentage of buildings, percentage of pavement, and percentage of open space/ landscaped areas;

[Click here to enter text.](#)

(16.) Parking calculations for proposed use(s), including all existing use(s) that will continue to exist on the property, if applicable;

[Click here to enter text.](#)

(17.) Calculations of the volume of earth material to be removed or filled on the property, and delineation of the location(s) of such activity;

[Click here to enter text.](#)

(18.) Driveways and driveway openings/entrances;

[Click here to enter text.](#)

(19.) Parking and loading spaces;

[Click here to enter text.](#)

(20.) Service areas and all facilities for screening;

[Click here to enter text.](#)

(21.) Landscaping;

[Click here to enter text.](#)

(22.) Lighting;

[Click here to enter text.](#)

(23.) Proposed signs (business, traffic, etc.);

[Click here to enter text.](#)

(24.) Sewage, refuse and other waste disposal;

[Click here to enter text.](#)

(25.) Stormwater management facilities (drainage);

[Click here to enter text.](#)

(26.) All structures and buildings associated with the proposed and existing use(s) on the property;

[Click here to enter text.](#)

(27.) Exterior storage areas and fences;

[Click here to enter text.](#)

(28.) Utilities and their exterior appurtenances (e.g., fire connections);

[Click here to enter text.](#)

(29.) Provisions for dust and erosion control;

[Click here to enter text.](#)

(30.) Any existing vegetation;

[Click here to enter text.](#)

Stormwater Management Hydrological Study (Section 1.3.3.3.e.)

A stormwater management hydrological study prepared in accordance with the *Rules and Regulations Governing the Subdivision of Land: Grafton, Massachusetts* (Sections 3.3.3.19 and 4.7.8).

Stormwater report on file.

Earthwork Calculations (Section 1.3.3.3f.)

A report, if applicable, showing calculations of the volume of earth material to be removed from or delivered to the site, including a description of such removal or fill activity. Depending upon the volume of material to be removed or filled, the Planning Board may require the Applicant to submit additional information (if not submitted in the report) regarding, but not limited to, the following: the hours of fill/removal activity; proposed route(s) of transporting materials to and from the site; and measures for dust and erosion control (both on- and off-site) for the proposed activity.

Earthwork calculations on file.

Written statements from the following:

Zoning compliance on file.

(1.) The engineer and/or architect preparing the plans indicating that the building(s) and site have been designed to comply with the performance standards set forth in Section 4.2 of the Zoning By-Law.

[Click here to enter text.](#)

(2.) The applicant(s) and owner(s) of the property indicating that the building(s) and site will be maintained, and the activities on the site will be conducted in accordance with the performance standards set forth in Section 4.1 of the Zoning By-Law.

[Click here to enter text.](#)

Traffic Study (Section 8.2)

A traffic study shall be submitted with each application for a subdivision of greater than 20 units, special permit or special permit with site plan review, or where required by the Planning Board, unless otherwise waived by a four-fifths (4/5) vote of the SPGA.

Traffic study on file.



Pulte Homes of New England LLC
115 Flanders Road, Suite 200
Westborough, MA 01581

February 14, 2023

Essek Petrie
(508) 621-2404
essek.petrie@pulte.com

Grafton Planning Board
Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

Re: ***Village at Institute Road (currently known as Woodland Hill)***
Application for Approval of a Modified Definitive Plan
DP 2016-1 Modification #5

Dear Board Members:

Pulte Homes of New England, LLC (Pulte) has recently presented and received approvals for *Village at Institute Road (Woodland Hill)*, a single-family residential subdivision consisting of 46 homes, at the intersection of Westboro Road (Route 30) and Institute Road. Construction is well underway, due in part to the successful collaboration with the town.

Pulte is hereby requesting a two-year extension to the current construction completion deadline, set to expire on April 29, 2023, so that the new deadline to complete the subdivision would be April 29, 2025. Pulte is looking forward to making great progress over the next two years.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "E. Petrie".

Essek Petrie
Manager of Land Planning & Entitlement
Pulte Homes of New England