Guerriere & Halnon, Inc.
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PLANNING BOARD
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W-2658

FILE

EXHIBIT 18

February 27, 2017

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

Re: **The Village at Institute Road**
Definitive Application
Waiver Request

Dear Board Members:

On behalf of the Applicant, D&F Afonso Builders, Inc., Guerriere & Halnon, Inc. respectfully request the following *waivers of strict compliance* with the Rules and Regulations Governing the Subdivision of Land for the above referenced project

1. **Section 4.2.1.2 Curbs and Berms –**
   Audrina Lane: The proposed grade of the road at its intersection with Institute Rd. is 3%. The 3% grade remains up to Station 1 +04+/- where the roadway transitions form 3% to 5% at Station 3+35.99. The grade remains at 5% till it reaches 4+60.18 where it transitions through a vertical curve to a 3% grade at Station 5+30.18. The grades remains at 3 % to about Station 8+10 +/- at the intersection with Brooke Street. The Applicant requests a waiver of strict compliance with Section 4.2.1.2 to allow the use of low profile "Cape Cod" berm along the entire roadway. Vertical granite curbing would be utilized in accordance with Section 4.2.1.2.a at intersections and at catch basins. The Grafton Conservation Commission has recommended "Cape Cod" berm due to the vernal pool on the property. Vertical granite curbing would severely limit the migration to and from the vernal pool on site.

   Brooke Street. This roadway starts at Institute Road where the proposed grade is 2%. The proposed grade remains at 2% up to Station 7+70.30 where the roadway grades transitions through a vertical curve to 7% at Station 9+10.03. The roadway remains at 7% till it reaches Station 11+32.90 where it enters a vertical curve and transition to a roadway grade of 2% at Station 13+07.90. The proposed grade remains at 2% till it reaches Station 6+19.77, just beyond the intersection with Audrina Lane where it enters a vertical curve and transition to a 3% grade at Station. 16+47.77. The grade remains at 3% till the end of the road at Station 19+14.64. The applicant requests a waiver of Section 4.4.2.2 to allow the use of slant granite curbing from the catch basin at Station 16+28.23 to Station 13+07.90. Vertical granite curbing will be utilized at intersections and catch basins per Section 4.2.1.2.a. An additional waiver is requested to allow the use of low profile "Cape Cod" berm from Station 15+77.25 to the end of the cul-de-sac at Station 19+14.64. The roadway grade in this area is 3%. Vertical granite curbing would be utilized at intersections and at catch basins. The Grafton Conservation Commission has recommended "Cape Cod" berm due to the vernal pool on the property. Vertical granite curbing would severely limit the migration to and from the vernal pool on site.

Dylan Way This roadway begins at Brooke Street where the grade is proposed at 3%. The road remains at 3% until it reaches Station 1+13 where it transitions through a vertical to a 5% grade at Station 1+83.00. The grade remains at 5% until it reaches Station 2+44.10 where it transitions to a 2% grade at Station 3+31.10. The roadway remains at 2 % until it ends at the cul-de-sac at Station 5+76.71. The Applicant requests a waiver of strict compliance with Section 4.2.1.2 to allow the use of low profile "Cape Cod" berm from Station 0+0 to Station 3+31.10. Vertical granite curb would be utilized in accordance with Section 4.2.1.2.a at intersections and at catch basins. The Grafton Conservation Commission has recommended "Cape Cod" berm due to the vernal pool on the property. Vertical granite curbing would severely limit the migration to and from the vernal pool on site. This roadway is in relative close proximity to the Vernal Pool.

I trust this information is sufficient for your needs. If you have any questions or comments, please call me at 508-234-6834.

Sincerely
Guerriere & Halnon, Inc.

Normand Gamache Jr., P.L.S.
Project Manager