GRAFTON
Massachusetts

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PLANNING BOARD
GRAFTON, MA

Joe Laydon <laydonj@grafton-ma.gov>

Hilltop Self-Storage, 100 Milford Road

matt.leidner@cdgengineering.com <matt.leidner@cdgengineering.com> Wed, Jun 7, 2017 at 1:47 PM
To: "bergerr@grafton-ma.gov" <bergerr@grafton-ma.gov>, Joe Laydon <laydonj@grafton-ma.gov>

Dear Mr. Berger, Mr. Laydon, and Members of the Planning Board,

On behalf of the Board of Trustees of the Hilltop Farms Homeowners' Association, I submit the attached documents pertaining to the subject property for your consideration as follows:

- Complaint form to document continued non-compliance of the subject self-storage operation with respect to outdoor lighting. The photometric lighting plan that was approved by the current Special Permit does not include any wall lighting on the front of the office building. However, there is extensive wall lighting along the front of the office building which is in violation of the Special Permit and is creating undue light pollution. This violation was discussed between the proponent and the Grafton Planning Board at a public hearing on May 15, 2017, during which the Planning Board reaffirmed that the front wall lighting violates the Special Permit. At the May 15, 2017 public hearing, the proponent committed to immediately and permanently turn off the wall lights until otherwise approved. The attached photographs taken subsequent to the May 15, 2017 hearing document that the proponent did not follow through on his commitment to turn off the lights.

- "Google Survey" that the Hilltop Farms Homeowners' Association created and sent out to the community (256 owners) for their feedback on the potential Special Permit modification/expansion for the subject site. This is the same survey that was presented to the Planning Board at the May meeting, with the only difference being that additional feedback has been received since that time (currently have 76 responses). Included is a "graph" summary page followed by the actual responses from owners/supporting data.

- Letter by Tech Environmental, dated May 11, 2017, concerning the noise levels anticipated with the proposed truck rental business. This is the same letter that was presented to the Planning Board at the May 15, 2017 public hearing.

I would appreciate it if you would please confirm receipt of this email and attached documents, and please feel free to contact me with any questions or to discuss. Thank you for your time and consideration in this matter.

Sincerely,

Matthew A. Leidner, P.E.

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3 attachments

20170605155555016.pdf
5695K

Hilltop Self-Storage Noise Letter 051217.pdf
48K

Complaint Summary Grafton 2017-06-07.pdf
2124K