



TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519
 (508) 839-5335 x1120 • FAX (508) 839-4602
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SEP 29 2016

PLANNING BOARD

**PLANNING BOARD
 GRAFTON, MA**

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

PROJECT INFORMATION SUMMARY (PIS)

INSTRUCTION SHEET

DATE: Sept. 29, 2016

NAME OF APPLICANT: D & F Afonso Builders, Inc.

NAME OF PROJECT: The Village at Institute Road

This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please fill out this form as accurately as possible. Answers to these questions will be considered as part of the application for approval of a subdivision and may be subject to further verification and public review.

Please submit any additional information to document how any known impacts, whatever the magnitude, will be dealt within the design process. This additional information will help in the review of the PIS, and will reduce time delays by addressing potential impacts early on in the process.

The Planning Board will, in its review of the application, determine what elements of the ENVIRONMENTAL IMPACT STATEMENT must be included in the application for approval of the definitive plan for a proposed subdivision.

Please complete only those parts applicable to the type of project proposed. Parts I, II, III, IV, VIII must be filled out by all applicants. Additional PIS information is required based on the type of project submitted. Please indicate the project type(s) below and note the additional sections that must be filled out to complete your application.

- RESIDENTIALPart V: Residential Permits
- BUSINESSPart VI: Business Permits
- INDUSTRIALPart VI: Business Permits, Part VII: Industrial Permits



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PLANNING BOARD

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

Application No. _____

AREA WITHIN A SUBDIVISION

NAME OF APPLICANT: D & F Afonso Builders, Inc.

NAME OF SUBDIVISION: The Village at Institute Road

LOCATION OF SUBDIVISION: 100 Westboro Road & Institute Road

ASSESSOR'S MAP 12 LOT 22

A. Total area of original tract shown in this subdivision equals 32.8 acres

(1) Area in lots - Nos. 1, 2, 3, etc., equals 25.6 acres

(2) Area in street ROW's - A, B, C, etc., equals 4 acres

(3) Area reserved for parks, bikeways, etc., equals 4.92 acres

B. Total area of subdivision (should equal A above) 32.8 acres

(1) Street A equals 0.96 acres

(2) Street B equals 2.34 acres

(3) Street C equals 0.70 acres

C. Total area of street ROW's (should equal A2 above) 4 acres

D. All area not included in A1 or A2 4.92 acres

Sewer Easements equal 0.33 acres

Drainage Easements equal 1.34 acres

Utility Easements equal -

Other (specify) 3.25 acres

Total (should equal A3) 4.92 acres

PART I - GENERAL INFORMATION

Name of Project: The Village at Institute Road

Name and Address of Owner: _____ Name and Address of Consultant/Engineer: _____

D & F Afonso Builders, Inc.
(Name)

Guerriere & Halnon, Inc.
(Name)

189 Main St, 2nd Fl
(Street)

PO Box 235
(Street)

Milford, MA 01757
(City, State, Zip)

Milford, MA 01757
(City, State, Zip)

Business Phone # 508-400-2436

Business Phone # 508-473-6630

Contact Person: Dominic Afonso Phone: 508-400-2436

Description of Project: (Briefly describe type of project): 46-lot residential subdivision
serviced by three proposed roadways, and associated grading, drainage
and utilities.

A. PROJECT INFORMATION

1. Variance or Special Permit - Specify: _____
 Rezoning - From: _____ To: _____
 Residential Development - # of Units: 46
 Business Development - Type: _____
 Industrial Development - Type: _____
 Flexible Development/PUD/Cluster
2. Location of Project:
 - a. Address: 100 Westboro Road & Institute Road
 - b. Distance and direction from nearest intersection(s): 750 feet
 - c. Assessor's Map(s) # 12, Lot(s)# 22
3. Present Zoning R20
4. Dominant zoning within ¼ mile of site: Office/Light Industrial
5. Present land use: Vacant
6. Dominant land use within ¼ mile of site: Commercial

PROJECT INFORMATION SUMMARY

PART I - GENERAL INFORMATION - continued

Project Extent

- a. Total number of acres in parcel: 32.8 acres
- b. Number of acres already developed: 0 acres
- c. Number of acres to be developed under this application: 19.5 acres
- d. Anticipated construction dates - from Spring 2017 to Spring 2024
- e. Anticipated capital expenditure: \$ _____
- f. If expansion of existing project : _____ % expansion (total)

7. Total height of tallest proposed structure 35 feet.

B. NATURAL FEATURES OF SITE

1. Approximate acreage of site by use (NOTE: Land should not be classified in more than one category. Total current acreage = total after completion):

	Current	After Completion
Meadow or Brushland	<u> - </u> acres	<u> - </u> acres
Forested	<u>31.97</u> acres	<u>13.12</u> acres
Active Agriculture	<u> 0 </u> acres	<u> 0 </u> acres
Idle Agriculture	<u> 0 </u> acres	<u> 0 </u> acres
Chapter 131 Classified Wetland	<u> 0.83</u> acres	<u> 0.83</u> acres
Water Surface Area (ponds, lakes, streams)	<u> 0 </u> acres	<u> 0 </u> acres
Unvegetated (rock, gravel)	<u> 0 </u> acres	<u> 0 </u> acres
Roads, Buildings, Pavement	<u> 0 </u> acres	<u>18.85</u> acres
Active Recreation Facility	<u> 0 </u> acres	<u> 0 </u> acres
Other (specify): _____	_____ acres	_____ acres
Total:	<u>32.8</u> acres	<u>32.8</u> acres

2. Will disturbed area be in or within 100' of any of the following? (If yes, please specify):

YES	NO	
_____	<u> X </u>	Stream _____ Classification _____
_____	<u> X </u>	Waterbody _____
<u> X </u>	_____	Chap. 131 Classified Wetland (#) _____
<u> X </u>	_____	Woodlands _____
<u> X </u>	_____	Steep Slopes _____
_____	<u> X </u>	Agricultural Land _____
_____	<u> X </u>	Unique Ecological Feature _____
_____	<u> X </u>	Unique Geological Feature _____
_____	<u> X </u>	Designated Open Space _____
_____	<u> X </u>	Designated Sensitive Environmental Area _____
_____	<u> X </u>	Parkland _____
_____	<u> X </u>	Recreational Facilities _____
_____	<u> X </u>	Historic Site _____
_____	<u> X </u>	Known Archeological Site _____
_____	<u> X </u>	Unique Archaeological Site _____
_____	<u> X </u>	Plant or animal species identified as threatened or endangered: _____

PART I - GENERAL INFORMATION - continued

- 3. Are there any known drainage ways, drainage ditches or seasonal flows of water on or through the site? NO YES _____ (specify on separate sheet)

C. PLANNING CONSIDERATIONS

- 1. Is the site served by:
 - a. Sanitary sewer Septic Systems _____ Other _____
 - b. Drainage _____
 - c. Public water Wells _____ Other _____
 - d. Natural Gas _____
 - e. Other utilities (specify) _____

- 2. Is the site contiguous to any of the following?
 - State Road
 - _____ County Road
 - Town Street (Accepted)
 - _____ Private Road or Drive (Specify) _____

- 3. Is there a property line boundary within 100' of the proposed disturbed area?
NO

- 4. Are any of the following within 1000' of the site?

_____ School	_____ Ambulance Station
_____ Library	_____ Government or other Public Bldg.
_____ Firehouse	_____ Cultural Center (Museum, etc.)
_____ Utility Facility	_____ Cemetery
_____ Church	
_____ High Voltage Electrical Transmission Line	
_____ Wireless Communications Facility	

- 5. Will the action result in the preservation of any open space? NO _____ YES
 Is the site presently used by the community as open space or recreation area? NO YES _____

- 6. Will the project result in any major visual impacts? NO YES _____

- 7. Will the project affect any important views or vistas? NO YES _____

- 8. Special Planning considerations: Is any portion of the site within any of the following?
 - _____ Historic District
 - _____ 500 feet of a state/county road, parkland, or municipal boundary
 - _____ 100 year floodplain as defined by FEMA Flood Ins. Maps

- 10. Has any provision been made for solar or other alternative sources of energy for this project?
NO YES _____ If YES, specify _____

- 11. Has provision been made for siting the project to make use of natural solar heating or shading?
NO YES _____

- 12. Will this project require the relocation of any other project or facility? NO YES _____

PART II - GEOLOGY & HYDROLOGY

A. What is the predominant soil type(s) on the project site? "B" Soils

B. What is the depth to bedrock? 0 feet
(Information Source: None)

C. Are there any bedrock outcroppings on the site? NO x YES _____

D. What is the general slope of the land?
0-10% x 10-15% _____ 15% or greater _____

E. What is the depth to the water table? 6 to 9 Feet
(Information Source: Soil Testing)

F. Will surface area of any existing lakes, ponds, streams, or other surface water areas be increased or decreased by the project? NO x YES _____ (Specify on separate sheet)

G. Will any stream channels be modified? NO x YES _____

H. What additional percentage of the site will be covered by impervious materials as a result of this project? 12.6 % more than existing.

I. Are any mitigation measures being designed into the project to minimize the effects of impervious surfaces on drainage and runoff? NO _____ YES x
(If YES, please attach a narrative explanation on separate sheet.)

J. Are there any existing drainage problems on the site, upstream, or downstream?
NO x YES _____ (If YES, please attach a narrative explanation on a separate sheet.)

K. How much on-site storage of runoff will be provided? _____ acre-feet

L. Are Sedimentation ponds to be provided? NO _____ YES x

M. Are retention ponds to be provided? NO _____ YES x Temporary _____ Permanent x
Are detention ponds to be provided? NO _____ YES x Temporary _____ Permanent x

PART III - GRADING AND SITE DEVELOPMENT

A. How much natural material will be removed from the site of the project?

Rock _____ cubic yards

Topsoil _____ cubic yards

Subsoil. _____ cubic yards

B. How much natural material will be brought onto the site of the project?

Rock _____ cubic yards

Topsoil _____ cubic yards

Subsoil. _____ cubic yards

C. How much natural material will be redistributed on the site of the project?

Rock _____ cubic yards

Topsoil _____ cubic yards

Subsoil. _____ cubic yards

D. How many square feet of vegetation (trees, shrubs, ground cover) will be disturbed on this project site?

849,420 square feet

E. Are there any plans for revegetation? NO _____ YES X (specify on separate sheet)

F. Will blasting occur during construction? NO X YES _____

G. How will demolition debris (if any), vegetation waste, and similar materials be disposed of?

H. Will existing contours be altered by more than 3 feet of:

Cut: NO _____ YES X

Fill: NO _____ YES X

I. What will be the maximum gradient of roadways within the project? 7%

What will be the maximum gradient of driveways within the project? 9%

What will be the gradient of roadways within the project? 4%

PART IV - PERMITS AND/OR APPROVALS REQUIRED

A. Does the project involve any State or Federal funding or financing? NO YES _____
 If YES, specify: _____

B. Status of Permits and/or Approvals:

AGENCY	APPROVAL/S REQUIRED (TYPE)	DATE SUBMITTED	DATE APPROVED
Board of Selectmen			
Planning Board	Special Permit Major Residential Development	11-06-14	02-10-16
Board of Appeals			
Regional Agency			
Board of Health			
Highway Department	Street Opening Permit		
Mass. Dept. of Public Health			
Mass. D.E.P.	Sewer Ext. MEPA Other		
Mass. Highway			
Other State Agency			
US Army Corps. Engineers			
US Environmental Protection Agency	NPDES Permit		
Other Federal Agency			
Other State Agency			
Other Municipal Agency			
Regional Agency			

PART V - PERMITS: RESIDENTIAL

A. Is project to be single phased X or multi-phased _____ ?

B. If multi-phased project:

a. total number of phases anticipated: 1

b. anticipated date of Phase 1 commencement (including any necessary demolition):

 Spring 2017

c. approximate date of completion of final phase:

 Spring 2024

d. Is phase #1 financially dependent upon subsequent phases? NO X _____ YES

C. Number and type of housing units to be constructed:

	<u>One Family</u>	<u>Two Family</u>	<u>Multi-Family</u>	<u>Condo or Co-op</u>
Initial	<u> 46 </u>	_____	_____	_____
Ultimate	_____	_____	_____	_____

D. If project is not on the public sanitary sewers:

1. Type of on-site sewerage system(s) to be installed:

_____ standard leach field(s)

_____ raised fill systems

_____ package plant

 X other (specify): Pump Station or gravity sewer

2. If any surface outflow, name of stream into which effluent will be discharging:

 N/A

E. If project involves drainage / stormwater management facilities:

1. Where do storm sewers discharge? Basin infiltration

2. What volume of storm water runoff is planned for? 108 cfs at point of discharge
 (100-year storm)

F. 1. If water supply is from existing wells, indicate pumping capacity of existing well _____ gal./min.

2. If water supply is from new wells, what impact can be expected on the local water table?

 N/A

G. Total anticipated water usage per day: 20,240 gallons per day

H. Number of off-street parking spaces: N/A existing, N/A proposed

PART VI - PERMITS: BUSINESS

N/A

- A. Orientation of development: Neighborhood _____ City/Town _____ Regional _____
- B. Estimated employment generated: during construction: _____
During operation: _____
- C. Total gross floor area proposed: _____ sq. ft.
- D. Number of off-street parking spaces: existing _____ proposed _____
- E. Is surface or subsurface liquid waste disposal involved? NO _____ YES _____
If YES to #1, type of waste: _____
If surface outflow, name of stream into which the effluent will be discharged:

- F. If not on public sanitary sewers, how will liquid wastes be treated? _____

- G. If project involves storm water management facilities:
 - a. Where do storm they discharge? _____
 - b. What volume of storm water runoff is planned for ? _____ cfs at point of discharge.
- H. Maximum vehicular trips generated per hour upon completion of project: _____
- I. If multi-phased project:
 - a. total number of phases anticipated _____
 - b. anticipated date of phase 1 commencement (including any necessary demolition): _____
 - c. approximate date of completion of final phase _____
 - d. Is phase #1 financially dependent upon subsequent phases? NO _____ YES _____
- J. Solid Wastes:
 - a. Where will solid wastes be disposed of?
Name of facility _____ Location _____
 - b. Will any wastes not go to a sanitary landfill? NO _____ YES _____
 - c. Will compactors be utilized for on-site wastes? NO _____ YES _____
 - d. Have provisions been made for on-site storage? NO _____ YES _____

TOWN OF GRAFTON

Project: _____

PROJECT INFORMATION SUMMARY

Owner: _____

- e. If project involves a take-out food facility, have any provisions been made to restrict carryout trash? NO _____ YES _____

PART VI - PERMITS: BUSINESS - continued

N/A

- K. Will project routinely produce odors (more than 1 hr./day)? NO _____ YES _____
- N. Will project produce noise exceeding the existing local ambient noise levels:
 - during construction? NO _____ YES _____
 - after construction? NO _____ YES _____
- O. Will dust control techniques be employed during or after construction of this project:
 - NO _____ YES _____ (If YES, specify on separate sheet how, what, when)
- N. Will the project result in any potential contraventions of any State or Federal air quality standards?
 - NO _____ YES _____ (specify: _____)
- O. Will the project use herbicides? NO _____ YES _____ specify: _____
- P. Will the project use pesticides? NO _____ YES _____ specify: _____
- Q. Will the project be landscaped to provide visual and sound screening? NO _____ YES _____
- R. Has the project been designed for energy efficiency? NO _____ YES _____
 - If YES, please specify: _____

PART VII - INDUSTRIAL

N/A

Please complete Part VI - Permits: Business, and continue below:

- A. Are any liquid (or solid) substances produced as wastes that cannot be adequately treated (or safely disposed of) at a standard municipal sewage treatment plant (or sanitary landfill)?
 - NO _____ YES _____
 - If YES, please specify _____
- B. Are any hazardous toxic materials produced? NO _____ YES _____
 - or utilized? NO _____ YES _____
- C. Have any provisions been made to utilize any waste heat produced for productive purposes?
 - NO _____ YES _____
 - If YES, please specify _____

TOWN OF GRAFTON

Project: _____

PROJECT INFORMATION SUMMARY

Owner: _____

PART VIII - ADDITIONAL SUBMISSION MATERIALS

Attach any additional information as may be required to clarify your project. If there are/may be any adverse impacts associated with the proposal, please discuss such impacts and the measures which can be taken to mitigate or avoid them.

I hereby certify that the information given above is true and accurate to the best of my ability to provide such information.

Date: September 29, 2016

Preparer's Name (Please print) Normand T. Gamache, PLS

Preparer's Signature Normand T. Gamache

Title: Office Manager

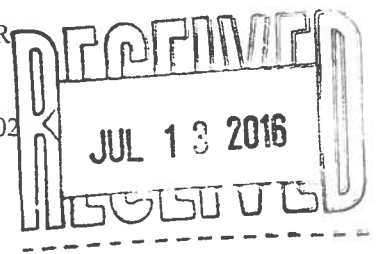
Company (if applicable): Guerriere & Halnon, Inc.

Representing: D & F Afonso Builders, INC.

W-2658



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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)	_____	<u>X</u>	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	<u>X</u>	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

NORMAND GAMACHE
Petitioner Name

1029 Providence Rd
Petitioner Address

Whitinsville
City, State, Zip

508-234-6834
Phone

D & F AFONSO
Property Owner / Applicant

189 Main St - 100 Westboro Rd
Property Address

Milford, MA 01757 / GRAFTON
Grafton, MA

City, State, Zip

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

[Signature]
Treasurer / Collector Signature

7/13/16
Date

Form Revised: 10/15/2012