

FILE



PLANNING DEPARTMENT

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1120 • FAX (508) 839-4602
www.grafton-ma.gov
planningdept@grafton-ma.gov

RECEIVED TOWN CLERK
2020 FEB 27 PM 1:13
A

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

Application No. DP 2020-01
DATE: 02-18-2020

APPLICANT & PROPERTY OWNER INFORMATION

NAME Central MA Home Builders, LLC PHONE 508-294-8700
ADDRESS 125 Olean Street, Worcester, MA 01602
NAME OF PROPERTY OWNER (if different from Applicant)
Deed recorded in the Worcester District Registry of Deeds Book Page

CONTACT INFORMATION

NAME H.S.&T. Group, Inc. PHONE 508-757-4944
ADDRESS 75 Hammond Street, Worcester, MA 01610

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PROJECT LOCATION:

STREET AND NUMBER Carrol Road
ZONING DISTRICT R-20 ASSESSOR'S MAP 56 LOT #(S) 30

Planning Board
Grafton, MA

FEB 26 2020

PROJECT/PLAN INFORMATION:

PLAN TITLE Abby Woods PLAN DATED: 02-11-2020
PREPARED BY (Engineer) Hossein Haghanizadeh
ADDRESS 75 Hammond Street, Worcester, MA 01610 PHONE 508-757-4944

Said plan has \_\_\_ has not \_\_\_ evolved from a preliminary plan submitted to the Board on (date) December, 2010
and approved (with modifications) X disapproved \_\_\_ on (date) 01-10-11 (Expired)
This plan has X has not \_\_\_ evolved from a Special Permit # \_\_\_ granted on (date) 01-10-11 (Expired)
and recorded in Worcester District Registry of Deeds - Book Page

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision
shown on the above referenced plan being land bounded as follows:
Carrol Road

hereby submits said plan as a DEFINITIVE plan in accordance with the Rules and Regulations of the Grafton Planning
Board and makes application to the Board for approval of said plan. The undersigned's title to said land is
derived from Abbas Rad
by deed dated 08-18-08 and recorded in the Worcester District Registry of Deeds Book 43213, Page 4
registered in the Worcester Registry District of Land Court, Certificate of Title No. \_\_\_; and said land is free of
encumbrances except for the following:

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

Applicant's Signature [Signature] Date: Feb 25, 2020
Property Owner's Signature (if not Applicant) Date:



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**APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN  
AREA WITHIN A SUBDIVISION**

NAME OF APPLICANT: Central MA Home Builders, LLC

NAME OF SUBDIVISION: Abby Woods

LOCATION OF SUBDIVISION: Carrol Road

ASSESSOR'S MAP 56 LOT 30

A. Total area of original tract shown in this subdivision equals 540,387.64 SF

(1) Area in lots – Nos. 1, 2, 3, etc., equals 447,474.25 SF

(2) Area in street ROW's – A, B, C, etc., equals 30,996.85 SF

(3) Area reserved for parks, bikeways, etc., equals 61,916.54 SF

B. Total area of subdivision (should equal A above) 540,387.64 SF

(1) Street A equals 30,996.85 SF

(2) Street B equals NA

(3) Street C equals NA

C. Total area of street ROW's (should equal A2 above) 30,387.64 SF

D. All area not included in A1 or A 2 \_\_\_\_\_

Sewer Easements equal NA

Drainage Easements equal 61,397.29 SF

Utility Easements equal NA

Other (specify) Snow 519.25 SF

Total (should equal A3) 61,916.54 SF

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**Planning Board  
Grafton, MA**

**EXHIBIT 1b.**



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Planning Board  
Grafton, MA

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

LAND SURVEYOR'S CERTIFICATE

DATE: 02-18-2020

NAME OF APPLICANT: Central MA Home Builders, LLC  
NAME OF SUBDIVISION: Abby Woods  
LOCATION OF SUBDIVISION: Carrol Road, Grafton, MA  
ASSESSOR'S MAP 56 LOT 30

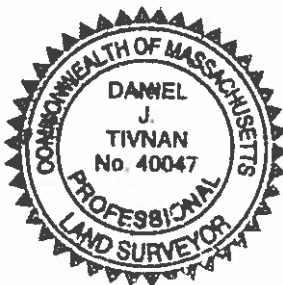
To the Planning Board of the Town of Grafton:

In preparing the plan entitled Abby Woods

I hereby certify that the above named plan and accompanying data is true and correct to the accuracy required by the current Rules and Regulations Governing the Subdivision of Land in Grafton, Massachusetts, and my source of information about the location of boundaries shown on said plan were one or more of the following:

- Deed from Abbas Rad to Central MA Home Builders, LLC  
dated 08-18-08 and recorded in the Worcester Registry in  
Book 43213, page 4.
- Other plans, as follows: 400/47
- Oral information furnished by: NA
- Actual measurement on the ground from a starting point established by: Boundary survey  
and recorded plans.
- Other sources: NA

(Seal of Land Surveyor)



Signed [Signature]  
Registered Land Surveyor

Address:  
75 Hammond Street, Worcester, MA 01610

EXHIBIT 1c.



PLANNING DEPARTMENT

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Planning Board

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN Grafton, MA

ENGINEER'S CERTIFICATE

DATE: 02-18-2020

NAME OF APPLICANT: Central MA Home Builders, LLC

NAME OF SUBDIVISION: Abby Woods

LOCATION OF SUBDIVISION: Carrol Road, Grafton, MA

ASSESSOR'S MAP(S) 56 LOT(S) 30

To the Planning Board of the Town of Grafton:

In preparing the plan entitled Abby Woods

I hereby certify that the above named plan and accompanying data is true and correct to the accuracy required by the current Rules and Regulations Governing the Subdivision of Land in Grafton, Massachusetts, and my source of information about the location of boundaries shown on said plan were one or more of the following:

6. Deed from Abbas Rad to Central MA Home Builders, LLC  
dated 08-18-08 and recorded in the Worcester Registry in  
Book 43213, page 4.

7. Other plans, as follows: 400/47

8. Oral information furnished by: NA

9. Actual measurement on the ground from a starting point established by: Boundary survey  
and recorded plans.

10. Other sources: NA

(Seal of Engineer)

Signed H. H. Ghyza, P.E.  
Registered Professional Engineer

Address:  
75 Hammond Street, Worcester, MA 01610



EXHIBIT 1d.



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MAR 13 2020

PLANNING BOARD

**Planning Board  
 Grafton, MA**

**APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN**

Application No. \_\_\_\_\_

**VERIFICATION OF PROPOSED STREET NAMES**

This is to be submitted by the applicant to the Planning Board at the time of submission of a Definitive Subdivision Plan. The applicant must secure the Police Chief's comments prior to submittal.

DATE: 3/11/20

NAME OF APPLICANT: Abby Rad  
 NAME OF SUBDIVISION: Abby Wood  
 LOCATION OF SUBDIVISION: 18 Carrall Rd  
 ASSESSOR'S MAP \_\_\_\_\_ LOT \_\_\_\_\_

The following is a complete list of all proposed street names located within the boundaries of said subdivision:

- Abby Road
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

[Signature]  
 Applicant's Signature

3/11/20  
 Date

The above listing of proposed street name(s) for the above-named subdivision:

- are acceptable as submitted
- are not acceptable as submitted

Comments \_\_\_\_\_

[Signature]  
 Police Chief's Signature

3/12/20  
 Date

Updated: 3/12/20

**EXHIBIT 1e.**



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Planning Board  
Grafton, MA

**PROJECT INFORMATION SUMMARY (PIS)**

**INSTRUCTION SHEET**

DATE: 02-18-2020

NAME OF APPLICANT: Central MA Home Builders, LLC

NAME OF PROJECT: Abby Woods

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.

RESIDENTIAL..... Part V: Residential Permits

BUSINESS..... Part VI: Business Permits

INDUSTRIAL..... Part VI: Business Permits, Part VII: Industrial Permits

**EXHIBIT 1f.**

*Town of Grafton, MA*  
**PROJECT INFORMATION SUMMARY - Continued**

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**PART I - GENERAL INFORMATION**

Name of Project: Abby Woods

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Name and Address of Owner:

Central MA Home Builders, LLC

(Name)

125 Olean Street

(Street)

Worcester, MA 01602

(City, State, Zip)

Business Phone # 508-294-8700

Name and Address of Consultant/Engineer:

Hossein Haghanizadeh

(Name)

75 Hammond Street

(Street)

Worcester, MA 01610

(City, State, Zip)

Business Phone # 508-757-4944

Contact Person: Hossein Haghanizadeh

Phone: 508-757-4944

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**Description of Project:** (Briefly describe type of project): 10 Lot subdivision

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**A. PROJECT INFORMATION**

1.  Variance or Special Permit - Specify: \_\_\_\_\_  
 Rezoning - From: \_\_\_\_\_ To: \_\_\_\_\_  
 Residential Development - # of Units: 10  
 Business Development - Type: \_\_\_\_\_  
 Industrial Development - Type: \_\_\_\_\_  
 Flexible Development/PUD/Cluster
2. Location of Project:
  - a. Address: Carrol Road
  - b. Distance and direction from nearest intersection(s): +/- 2,400ft to intersection of Carrol Road at Route 122 (SW)
  - c. Assessor's Map(s) # 56, Lot(s)# 30
3. Present Zoning R-20
4. Dominant zoning within ¼ mile of site: R-20
5. Present land use: Residential Home
6. Dominant land use within ¼ mile of site: Residential

*Town of Grafton, MA*  
**PROJECT INFORMATION SUMMARY - Continued**

**PART I - GENERAL INFORMATION - continued**

Project Extent

- a. Total number of acres in parcel: 12.41 acres
- b. Number of acres already developed: +/- 2.07 acres
- c. Number of acres to be developed under this application: +/- 5.14 acres
- d. Anticipated construction dates - from ASAP to \_\_\_\_\_
- e. Anticipated capital expenditure: \$ 6,000,000 +/-
- f. If expansion of existing project : NA % expansion (total)

7. Total height of tallest proposed structure 2 Stories 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>6.11</u> acres	<u>6.51</u> acres
Forested	<u>2.83</u> acres	<u>1.64</u> acres
Active Agriculture	<u>NA</u> acres	<u>NA</u> acres
Idle Agriculture	<u>NA</u> acres	<u>NA</u> acres
Chapter 131 Classified Wetland	<u>3.31</u> acres	<u>3.31</u> acres
Water Surface Area (ponds, lakes, streams)	<u>NA</u> acres	<u>NA</u> acres
Unvegetated (rock, gravel)	<u>NA</u> acres	<u>NA</u> acres
Roads, Buildings, Pavement	<u>0.16</u> acres	<u>0.90</u> acres
Active Recreation Facility	<u>NA</u> acres	<u>NA</u> acres
Other (specify): _____	_____ acres	_____ acres
<b>Total:</b>	<b><u>12.41</u> acres</b>	<b><u>12.41</u> acres</b>

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

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



*Town of Grafton, MA*  
**PROJECT INFORMATION SUMMARY - Continued**

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**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? Yes
4. Are any of the following within 1000' of the site? NO
- |   |  |
|---|--|
| _____ 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? NO
- \_\_\_\_\_ 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 \_\_\_\_\_

*Town of Grafton, MA*  
**PROJECT INFORMATION SUMMARY - Continued**

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**PART II - GEOLOGY & HYDROLOGY**

- A. What is the predominant soil type(s) on the project site? 305C Paxton, 315B Scituate
- B. What is the depth to bedrock? NA feet  
(Information Source: \_\_\_\_\_ )
- 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?      >10      Feet  
(Information Source: \_\_\_\_\_ )
- 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?      17.8      % 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.) See Drainage Report
- 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? 6,600 +/- acre-feet
- L. Are Sedimentation ponds to be provided?      NO \_\_\_\_\_      YES X \_\_\_\_\_
- M. Are retention ponds to be provided? NO X      YES \_\_\_\_\_      Temporary \_\_\_\_\_      Permanent \_\_\_\_\_  
Are detention ponds to be provided? NO \_\_\_\_\_      YES X      Temporary \_\_\_\_\_      Permanent X

*Town of Grafton, MA*  
**PROJECT INFORMATION SUMMARY - Continued**

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**PART III - GRADING AND SITE DEVELOPMENT**

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

Rock 0 cubic yards

Topsoil 0 cubic yards

Subsoil. 0 cubic yards

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

Rock 0 cubic yards

Topsoil 0 cubic yards

Subsoil. 0 cubic yards

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

Rock 0 cubic yards

Topsoil 2,500 +/- cubic yards

Subsoil. 60 +/- cubic yards

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

130,000 +/- 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?

Hauled offsite

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

Cut: NO \_\_\_\_\_ YES X Roadway Cross Section

Fill: NO X YES \_\_\_\_\_

I. What will be the maximum gradient of roadways within the project? 4.52%

What will be the maximum gradient of driveways within the project? <5%

What will be the gradient of roadways within the project? avg 1% - 4.52%

*Town of Grafton, MA*  
**PROJECT INFORMATION SUMMARY - Continued**

**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	Preliminary Subdivision Special Permit	December, 2010	01/10/11 (Expired)
Board of Appeals			
Regional Agency			
Board of Health			
Highway Department			
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			
Other Federal Agency			
Other State Agency			
Other Municipal Agency			
Regional Agency			

*Town of Grafton, MA*  
**PROJECT INFORMATION SUMMARY - Continued**

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**PART V - PERMITS: RESIDENTIAL**

- A. Is project to be single phased X or multi-phased \_\_\_\_\_ ?
- B. If multi-phased project: NA
- 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

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>10</u>	_____	_____	_____
Ultimate	<u>10</u>	_____	_____	_____

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  
\_\_\_\_\_ other (specify:) \_\_\_\_\_

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

NA

E. If project involves drainage / stormwater management facilities:

1. Where do storm sewers discharge? Dentention pond -> Wetland

2. What volume of storm water runoff is planned for? 14.23 cfs at point of discharge  
100 year storm

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

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

NA

G. Total anticipated water usage per day: 233-444 gallons per day

H. Number of off-street parking spaces: 2 existing, 20 proposed

Town of Grafton, MA  
PROJECT INFORMATION SUMMARY - Continued

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**PART VI - PERMITS: BUSINESS**

- A. Orientation of development: Neighborhood  City/Town \_\_\_\_\_ Regional \_\_\_\_\_
- B. Estimated employment generated: during construction: 30  
During operation: 1
- C. Total gross floor area proposed: 15,600 sq. ft.
- D. Number of off-street parking spaces: existing 2 proposed 20
- 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? NA
- G. If project involves storm water management facilities:  
a. Where do storm they discharge? Wetlands via detention pond  
b. What volume of storm water runoff is planned for ? 14.23 cfs at point of discharge.  
100 year storm
- H. Maximum vehicular trips generated per hour upon completion of project: see traffic study
- I. If multi-phased project:  
a. total number of phases anticipated 1  
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 EL Harvey & Son Location 68 Hopkinton Road, Westboro, MA  
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 \_\_\_\_\_  
e. If project involves a take-out food facility, have any provisions been made to restrict carryout trash? NO \_\_\_\_\_ YES \_\_\_\_\_ NA

*Town of Grafton, MA*  
**PROJECT INFORMATION SUMMARY - Continued**

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**PART VI - PERMITS: BUSINESS - continued**

- 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) See Drainage Report
- 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 NA**

**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, MA*  
**PROJECT INFORMATION SUMMARY - Continued**

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**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: 02-18-2020

Preparer's Name (Please print) Zac Couture

Preparer's Signature \_\_\_\_\_

Title: Project Engineer

Company (if applicable): H.S.&T. Group, Inc

Representing: Central MA Home Builders, LLC



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TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
Phone: (508) 839-5335 ext 1170 • FAX: (508) 839-4602
www.grafton-ma.gov

Planning Board
Grafton, MA

TREASURER / COLLECTOR

Certificate of Good Standing

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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.

Table with 2 columns: Permit Issued? (Yes/No) and Permit Issued? (Yes/No). Rows include Building - Inspection(s), Building - Electric, Building - Plumbing, Board of Health, Septic System, Conservation, Planning, and Other.

Other Permit: definitive subdivision planning board

Central MA Home Builders and Home Builders information fields including Petitioner Name, Property Owner / Company Name, Address, City, State, Zip, and Phone.

Table with 4 columns: Date, Current, Delinquent, N/A. Rows include Real Estate, Personal Property, Motor Vehicle Excise, Disposal, and General Billing.

Handwritten signature and date 2/13/20. Labels: Treasurer / Collector Name (please print), Treasurer / Collector Signature, Date.

Form Revised: 01/23/2014

EXHIBIT 1g.

12/23/2019 3:00 PM  
 Map 56 Lot 30  
 18 Carrol Road

**COPY**

*Ken O'Brien*  
 Kenneth Michael O'Brien, MA  
 Grafton Data Collector

ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Town	State	Zip	Book	Page
056.0-0000-0018.E	13 CARROLL ROAD	LANGDON FARMS CONDOMIN	C/O FAVULLI ERIN - SECRE	19A CARROLL ROAD	N GRAFTON	MA	01536	24966	312
056.0-0000-0021.0	17 CARROLL ROAD	GUILLETTE EVELYN F		17 CARROLL ROAD	N GRAFTON	MA	01536	162 54045	112
056.0-0000-0022.0	19 CARROLL ROAD	FITZMAURICE-MCKEON MAUF	MCKEON STEPHEN A	19 CARROLL ROAD	N GRAFTON	MA	01536	162 13000	149
056.0-0000-0023.0	21 CARROLL ROAD	HOWARTH RICHARD G JR	HOWARTH MICHELLE G	21 CARROLL ROAD	N GRAFTON	MA	01536	162 19134	380
056.0-0000-0025.0	23 CARROLL ROAD	MALMQUIST KATHLEEN J		23 CARROLL ROAD	N GRAFTON	MA	01536	162 17352	275
056.0-0000-0026.0	1 JANET CIRCLE	VITOR VIVIANE D	O'LOUGHLIN PAUL M	1 JANET CIRCLE	N GRAFTON	MA	01536	57971	49
056.0-0000-0027.0	3 JANET CIRCLE	VOLCKMAN MATTHEW D	ANGELL ALISON S	3 JANET CIRCLE	N GRAFTON	MA	01536	35418	113
056.0-0000-0029.0	22 CARROLL ROAD	QUILLIAM BEATRICE I		22 CARROLL ROAD	N GRAFTON	MA	01536	160 2775	105
056.0-0000-0029.A	26 CARROLL ROAD	QUILLIAM BRUCE L		26 CARROLL ROAD	N GRAFTON	MA	01536	5140	316
056.0-0000-0029.B	24 CARROLL ROAD	QUILLIAM JEROME L		24 CARROLL ROAD	N GRAFTON	MA	01536	160 3363	230
056.0-0000-0030.A	20 CARROLL ROAD	STANKEVIC AGNE		20 CARROLL ROAD	N GRAFTON	MA	01536	52582	313
056.0-0000-0031.0	14 CARROLL ROAD	GAULIN MARY A		14 CARROLL ROAD	N GRAFTON	MA	01536	39376	124
056.0-0000-0032.0	12 CARROLL ROAD	LECLAIRE SHIRLEY TRUSTE	SHIRLEY G LECLAIRE FAMIL	12 CARROLL ROAD	N GRAFTON	MA	01536	160 23561	323
056.0-0000-0033.0	10 CARROLL ROAD	PERREAULT NORMAN J JR		PO BOX 103	N GRAFTON	MA	01536	18058	147
056.0-0000-0034.0	16 CARROLL ROAD	PERREAULT NORMAN J JR		PO BOX 103	N GRAFTON	MA	01536	18058	156
056.0-0000-0044.0	48 WORCESTER STR	GRAFTON TOWN OF		30 PROVIDENCE RC	GRAFTON	MA	01519	57790	189
056.0-0101-0018.A	7 CARROLL ROAD	MARTIN AMBER D		1 ERICSSON STREE	WORCESTE	MA	01605	60076	28
056.0-0101-0018.B	9 CARROLL ROAD	GIBEAULT VIRGINIA A		9A CARROLL ROAD	N GRAFTON	MA	01536	51193	128
056.0-0101-0018.C	11 CARROLL ROAD	COURNOYER LISA A		11 CARROLL ROAD	N GRAFTON	MA	01536	46182	79
056.0-0101-0018.D	13 CARROLL ROAD	LINEHAN DEBORAH A		13A CARROLL ROAD	N GRAFTON	MA	01536	50030	104
056.0-0102-0018.A	7 1/2 CARROLL ROAD	MACKENZIE MURDOCK J III		P.O. BOX 275	BOYLSTON	MA	01505	027 54431	294
056.0-0102-0018.B	9 CARROLL ROAD	1/2 BATTAGANI DANIEL		9 1/2 CARROLL ROAD	N GRAFTON	MA	01536	54127	254
056.0-0102-0018.C	11 1/2 CARROLL ROAD	GARERI JOHN A		11B CARROLL ROAD	N GRAFTON	MA	01536	47393	102
056.0-0102-0018.D	13 CARROLL ROAD	ARONSON STUART A	RASKOPF VAUNE	3512 LANDS END	STFORT WORT	TX	78109	58970	348
056.0-0000-0030.0	18 CARROLL ROAD	CENTRAL MASS HOME BUILDERS		125 OLEAN					

**EXHIBIT 1 h.**

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 Grafton, MA

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Planning Board  
Grafton, MA



ROBERT G. MURPHY & ASSOCIATES, INC.  
ENVIRONMENTAL CONSULTANTS  
214 Worcester Street  
No. Grafton, Massachusetts 01536

[rgmenviron@verizon.net](mailto:rgmenviron@verizon.net)

Phone (508) 839-0310  
Fax (508) 839-5914

**DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form**

Applicant: Abbas Rad  
Project Location: 18 Carroll Rd, Grafton

Prepared by: Robert G. Murphy  
DEP File #

Vegetation and other indicators of hydrology used to delineate BVW boundary

**Section I Vegetation**

Observation Plot Number: 1 & 2    Transect Number: 1 & 2    Date of Delineation: 9-06-2019

A. Sample Layer and Plant Species	B. Percent Cover	C. Percent Dominance	D. Dominant Plant	E. Wetland Indicator Category*
<b>TREES</b>				
* Red Maple – <i>Acer r.</i>	70	70	Y	FAC+
Red Oak – <i>Quercus r.</i>	5	5	N	FACU
White Ash – <i>Fraxinus amer.</i>	7	7	N	FACU
Black Cherry – <i>Prunus serotina</i>	5	5	N	FAC
* Amer. Elm – <i>Ulmus a.</i>	5	5	N	FACW-
<b>SHRUBS</b>				
* Witch Hazel – <i>Hamamelis virgin.</i>	20	25	Y	FAC
* Arrowwood – <i>Viburnum rec.</i>	10	15	Y	FACW
* Winterberry Holly – <i>Ilex vir.</i>	15	20	Y	FACW
* H. Blueberry – <i>Vaccinium cor.</i>	20	25	Y	FACW-
<b>FORBS</b>				
* Sensitive Fern – <i>Onoclea sen.</i>	5	5	N	FACW-
* Cinnamon Fern – <i>Osmunda cin.</i>	30	30	Y	FACW
* Skunk Cabbage – <i>Symplocarpus f.</i>	25	25	Y	OBL
* Jewelweed – <i>Impatiens capensis</i>	15	15	Y	FACW
* Swamp Dewberry – <i>Rubis his.</i>	5	5	N	FACW

\* Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL. C. 131, s. 40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptations next to the asterisk.

**Vegetation Conclusion:**

Number of dominant wetland indicator plants: 8

Number of dominant non-wetland indicator plants: 0

Is the number of dominant wetland plants  $\geq$  the number of dominant non-wetland plants: YES

**EXHIBIT 11**

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**Section II Indicators of Hydrology**

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**Hydric Soil Interpretation****1. Soil Survey**

Is there a published soil survey for this site? Yes

Title/date: Worcester County, 2019

Map number: NRCS - Web Soil Survey

Soil type mapped: Paxton/Scituate Fine Sandy Loam

Hydric soil inclusions: Yes

Are field observations consistent with soil survey? Yes

Remarks: typical Paxton/Scituate soil, uniform throughout the site.

**2. Soil Description**

Horizon	Depth	Matrix Color	Mottles Color
A	5"	10YR 3/1	
B	20"	10YR 5/2	2.5YR 6/8
C	60"+	Gley	Gleyed

Remarks: Previous agricultural use, excavation adjacent to railroad

**3. Other: High water table throughout the area.****Other Indicators of Hydrology**

Site inundated: No

Depth to free water observation hole: 8"

Depth to soil saturation in observation hole: 6"

Water marks: Yes

Drift lines: Yes

Sediment deposits: No

Drainage patterns in BVW: Yes

Oxidized rhizospheres: Yes

Water-stained leaves: Yes, in depressions

Record data (stream, lake, or tidal gauge; aerial photo; other):

Other: Restrictive soil horizons

**Vegetation and Hydrology Conclusion**

Number of wetland indicator plants  $\geq$  number of non-wetland indicator plants: Yes

Wetland hydrology present: Yes

Hydric soil present: Yes

Other indicators of hydrology present: Yes

Sample location is in a BVW: Yes



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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	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	_____	✓
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: definitive subdivision planning board

**Central MA Home Builders**

Petitioner Name

125 Olean Street

Petitioner Address

Worcester MA

City, State, Zip

508-757-4944

Phone

**Home Builders**

Property Owner / Company Name

18 Carrol Road (Abby Road)

Property Address

Grafton, MA

City, State, Zip

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

Christie

Treasurer / Collector Name (please print)

Treasurer / Collector Signature

2/13/20

Date



## **hs&t group, inc.**

Professional Land Surveyors & Civil Engineers  
75 Hammond Street 2<sup>nd</sup> Floor  
Worcester, MA 01610

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### **Environmental and Community Impact Analysis (ECIA)**

Abby Woods is located off the easterly side of Carroll Road. The subdivision proposes 10 total lots. There are three existing structures on-site, a single-family house, a barn and a large shed. There is a gravel drive that leads from Carroll Road to the existing structures. The remainder of the site is a combination of wild un-maintained growth and wooded areas.

Abby Woods proposes one dead end road in Abby Road. Abby Road contains 500' of roadway alignment. The road will provide a conventional cul-de-sac at the terminus. Post-development, the proposed Abby Woods subdivision will consist of 10 lots, totaling 12.4 acres.

The parcel is mapped on the Town of Grafton zoning map in the Medium Density Residential (R-20) district. The site soils have been identified from the USDA NRCS Soil Survey of Worcester County, Massachusetts, Southern Part, and consist of 305C Paxton and 315B Scituate, and are classified as Hydrologic Soil Group (HSG) C under the USDA. The limits of the mapped 100- year flood zone as identified the NFIP Firm Community Panel 250306 0003 D B dated September 30, 1992. The proposed subdivision does not propose any filling within the flood plain. There is a delineated wetland that is located to the rear of the proposed subdivision. No filling in the wetlands is proposed. The site is not subject to the Rivers Protection Act and there are no other regulated resource areas, aside from the BVW, and ILSF, within 100' of the proposed work, and the site is not in a designated ACEC.

Application for Preliminary Plan Approval and Special Permit was previously submitted on April 22, 2003. A decision was ordered August 11, 2003. Additionally application for approval of a Definitive Subdivision Plan was filed with the Planning Board on September 26, 2003. A decision was ordered May 3, 2004. A covenant was also ordered dated October 15, 2004. A copy of these orders has been included.

Given this projects prior approval it is in the opinion of HS&T Group that the 10-lot subdivision complies with the components listed in the ECIA.

#### **(1) Natural Environment**

- i. **Air and Noise Pollution** - The impact on local air quality and noise from the proposed development, both during and after construction, will be minimal. Proper erosion control and dust control measures will be taken during construction and construction will be limited to normal working hours. After construction the 10 lot subdivision should not impact the local air quality or cause noise pollution.
- ii. **Storm Water** - The impact of storm water run-off on adjacent and downgradient/downstream land, surface water bodies and subsurface ground water. A Hydrology report was submitted and address the storm water run-off and its compliance with the MA DEP regulations as well as the Town of Grafton's.
- iii. **Land** - Existing soils on site are classified as Paxton and Scituate. This is common for this area. The proposed subdivision will be compatible with this type of stable soil. Erosion control measures will be implemented during construction.
- iv. **Plants & Wildlife** - There are no known rare or endangered plant or animal species know to exist in the area. No work is proposed within the wetland area.
- v. **Water Supply** - The average and peak daily demand and the impact of such demand on ground water aquifers and the public water distribution system was reviewed by the Town of Grafton under the prior submission. All requirements were met.

vi. Solid Waste Disposal - The average and peak daily disposal and the impact of such disposal on ground water aquifers, surface water and the municipal sewage system was reviewed by the Town of Grafton under the prior submission. All requirements were met.

## (2) Man-Made Environment

i. Existing Neighborhood Land Use – The existing area is zoned residential. The proposed subdivision is compatible within this zone.

ii. Zoning - The existing area is zoned residential. The proposed subdivision is compatible within this zone.

iii. Architecture - The anticipated style of the homes will be similar in nature to that of the surrounding homes.

## (3) Public Services

i. Schools – Assuming an average of three children a home a 10-lot subdivision would had approximately 30 children to the schools. The subdivision is in an existing residential area. Impact on busing system would be minimal.

ii. Police – All comments the police department had were addressed with the prior submission.

iii. Fire - Fire protection needs were reviewed under the prior submission. All comments were addressed.

iv. Recreation – No on-site recreation areas were required.

v. Solid Waste Disposal – The previously approved plans were reviewed by the Town of Grafton Board of Sewer Commissioner. All comments were addressed.

vi. Traffic – HS&T Group request a waiver from providing traffic report at this time.

vii. Highway – No substantial impacts to the surrounding roadways or stormwater facilities are expected from the construction of the proposed 10 lot subdivision. No service improvements are necessary as a result of the proposed project.

## (4) Aesthetics

i. Lighting – No lighting is proposed.

ii. Landscaping – Street trees will be placed every 40' along the proposed roadway.

iii. Visual – The view from adjacent site will be in relation to the surrounding residential area.

## (5) Planning

The proposed development is within the goals and objectives of the most recent Grafton Comprehensive/Master Plan and the most recent Open Space Plan..

(6) Cost/Benefit Analysis Municipal benefit/cost analysis, following standard and usual procedures for measuring both the benefits to be derived and costs to be incurred by the Town of Grafton as a result of the proposed development. The project was previously reviewed and approved by the Town of Grafton. All cost were analyzed at that time.