



# COPY

Natalia Alward &lt;alwardn@grafton-ma.gov&gt;

**RECEIVED****Fwd: Farnumsville acres****October 8, 2020****Christopher McGoldrick** <mcgoldrickc@grafton-ma.gov>  
To: Natalia Alward <alwardn@grafton-ma.gov>**Planning Board**  
Grafton, MA

Thu, Oct 8, 2020 at 1:34 PM

# Exhibit 20

----- Forwarded message -----

From: &lt;nhill@landplanninginc.com&gt;

Date: Thu, Oct 8, 2020 at 1:32 PM

Subject: Farnumsville acres

To: Jeffrey Walsh &lt;JWalsh@gravesengineering.com&gt;, Christopher McGoldrick &lt;mcgoldrickc@grafton-ma.gov&gt;

Please see the attached sketch of a second entrance for Farnumsville acres. Also see the second sketch which shows the distance from this second entrance to the other entrance road and to Aspen Way. Hopefully the Planning Board will grant waivers of 273 feet of separation between the two entrances, and 505 feet of separation from Aspen, to allow this second entrance. My client is paying almost \$400,000 for this house and land.

Norman G. Hill, P.E., P.L.S.

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President

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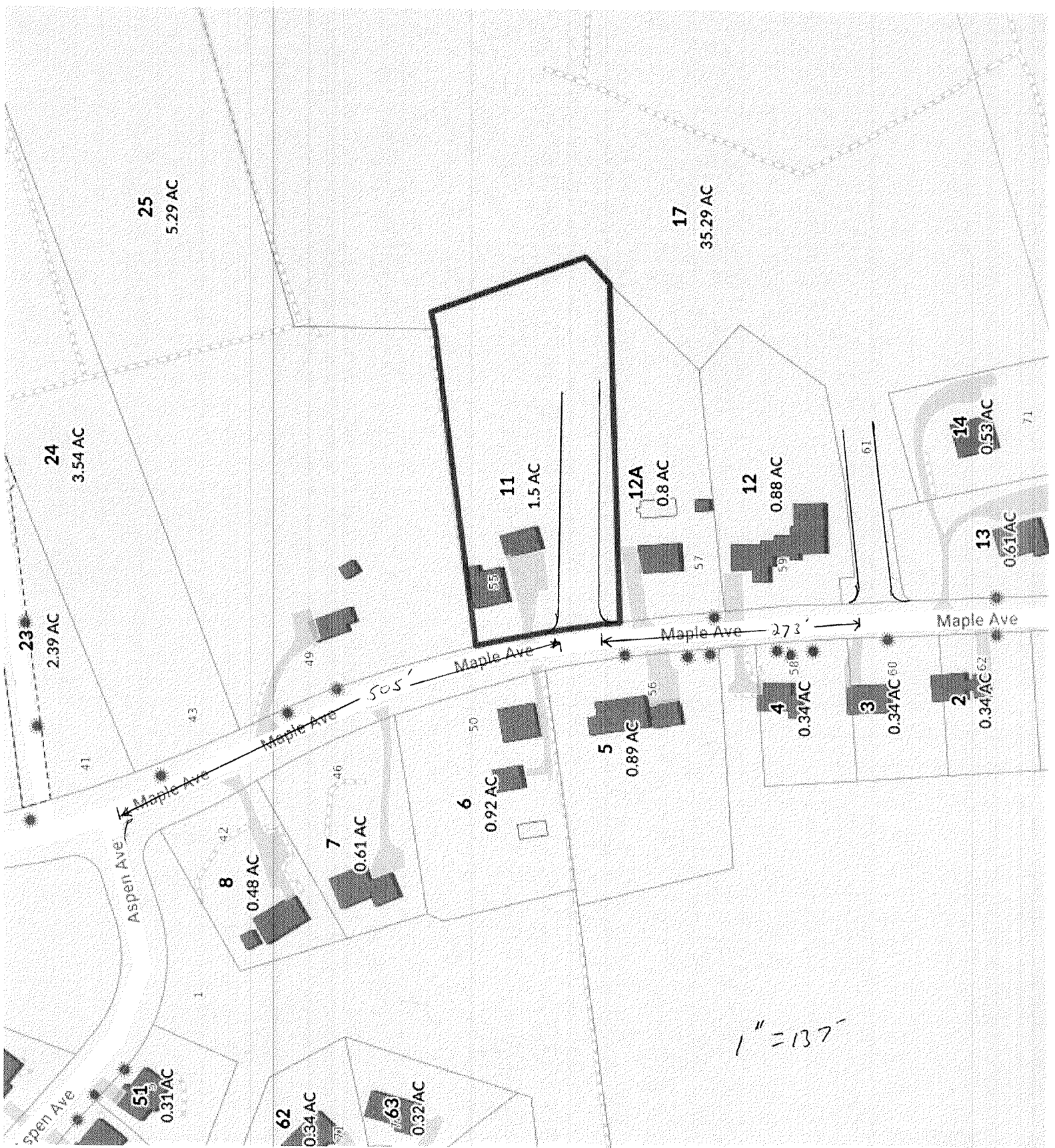
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**2 attachments****9521 farnumsville road separation sketch.pdf**

471K

**9521 farnumsville new entrance sketch.pdf**

287K



1" = 137'

R-20

Front = 30'

Side = 15'

Rear = 15'



	Crests	Sags
Major streets, in an Intensity Area, or as determined by the Planning Board .....	55	55

Minor Streets.....28 ..... 35

Vertical curves will not be included within any required leveling area.

**4.1.5.4 Cross Pitch**

Roadways shall have a cross slope of two percent (2%) or one-quarter inch (1/4) per foot.

**4.1.5.5 Super Elevation**

Where curves and grades combine to create potentially dangerous driving conditions, the Board may require a suitable amount of super elevation of the curves or other protection.

**4.1.5.6 Leveling Areas**

- a) All Minor Streets shall have a leveling zone which extends at least one hundred (100) feet from the intersection of street right of way lines, with a maximum road grade of three (3) percent.
- b) All Major streets shall have a leveling zone which extends at least two hundred (200) feet from the intersection of street right of way lines, with a maximum road grade of two (2) percent.

**4.1.6 ..... Dead End Streets**

4.1.6.1 Dead end streets shall be discouraged by the Board, except where such streets create frontage for lots in excess of minimum area requirements of the Zoning By-Law and which are served by minor streets or common driveways.

4.1.6.2 The length of dead end streets shall be measured from the right-of-way line of the intersecting street to the center of the turnaround.

4.1.6.3 However, if they are necessary for subdivisions with minor streets or common driveways, dead end streets and their extensions or segments, if any, shall not be shorter than one hundred fifty feet (150'), nor longer than five hundred feet (500').

4.1.6.4 In the unusual event that topography or other site conditions justify a dead end street longer than five hundred feet (500'), and where there is a substantial public or conservation benefit to be achieved, the Planning Board may relax these standards. Any waiver request regarding this provision shall require the Board to specify the particular public and/or conservation benefit to be realized, and shall be referred by the applicant to the Police Chief, Fire Chief, Director of Public Works and Conservation Commission for their review and comment on this specific issue prior to the Board's action on such request.