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Prepared for

Grafton Planning Board  
Grafton Municipal Center  
Providence Road  
Grafton, MA 01519  
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## **Environmental and Community Impact Analysis**

Preliminary Subdivision Plans  
Farnumsville Acres  
Stephen David  
61 Maple Avenue, Grafton, MA

Prepared by

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## Environment and Community Impact Analysis:

### Natural Environment

- i. Air and Noise Pollution:  
We do not foresee this 37-lot subdivision causing any noise or air pollution.
- ii. Storm Water:  
We do not foresee this project having any impact on the existing seasonal high ground water elevations of the site. Also, regarding stormwater runoff, the site will be designed so there will be no increase in the rate of stormwater runoff from the site. This will be accomplished using detention basins.
- iii. Land:  
This site will be designed to minimize earth works. We hope to balance the amount of cuts and fills so a minimal amount of soil will have to be trucked to or from this site. Also, we will be designing sedimentation controls for this site.
- iv. Plants and wildlife:  
There are no endangered species on this site. Please see the attached NHESP map. Also, much of the area where the roads are proposed are already cleared of trees.
- v. Water Supply:  
We estimate that there will be a total of 130 bedrooms in the 37 houses. This would result in an estimate of 14,300 gallons per day of water usage. The peak flow rate would be about 35 gallons per minute. We have discussed these numbers with the South Grafton water district, and they do not see any problems.
- vi. Sewage Disposal:  
Each home will have its own private septic system. We do not intend to connect to Town Sewer. We are planning on conducting soil tests soon.

### Man-Made Environment:

- i. Existing neighborhood land use:  
The proposed 37-house subdivision will be compatible with the existing surrounding, nearby neighborhoods, which consist of single-family houses.
- ii. Zoning:  
The proposed 37-house subdivision will be compatible with the surrounding neighborhoods and with the Grafton Zoning By-Laws and Zoning District for this site.
- iii. Architecture:  
The proposed architecture for the 37 houses will be compatible with the surrounding homes. We anticipate building colonial, gambrel and cape style homes.

Public Services:

- i. Schools:  
We project 56 school age children from these 37 houses. We estimate that 38 of these will be elementary students and 18 will be high school students. We do not expect a change in school bus routes, other than the school bus that now picks up the students at the end of Maple Avenue will now be able to drive around this subdivision. This will allow for a safe and easy bus turn-around at the end of their route.
- ii. Police:  
I do not expect that this 37-house development will have any impact of on the Grafton Police Department.
- iii. Fire:  
I do not expect this 37-house development to have any effect on the Grafton Fire Department.
- iv. Recreation:  
I do not expect this 37-house development to have any effect on Grafton's recreational facilities. No recreational facilities are proposed for this subdivision.
- v. Solid Waste Disposal:  
I expect the owners of these houses to use the same solid waste procedures as the rest of the Grafton residents.
- vi. Traffic:  
I estimate there will be twelve trips per day per house for a total trips per day of 444.
- vii. Highway:  
During construction we will design a mud ramp for the entrance to the site. Also, our client will have the entrance onto Maple Avenue swept at the end of each workday. I do not anticipate any damage to Maple Avenue during construction, other than the connection work for the town water. That trench will be properly backfilled and paved. Once the road is completed and accepted by the Town of Grafton, Grafton will have the expense of maintaining and snow plowing the road.

Aesthetics:

- i. Lighting  
Each house will be built with entrance lights. We are not planning on installing any streetlights.
- ii. Landscaping:  
We are planning on planting trees along the proposed roads in accordance with the subdivision regulations.

iii. Visual:

This will be a very attractive subdivision with nice houses and lawns. Also, driving down the hillside into the subdivision will offer a nice view of the Blackstone River in the distance.

5 Planning:

This proposed 37-lot subdivision is compatible with Grafton's Master Plan

6 Cost Benefit Analysis

To be completed at the time of the Definitive Plan submission.