



COPY

Natalia Alward <alwardn@grafton-ma.gov>

Re: Direct Pre-Voting Note Regarding Proposed 80 Snow Road Developments (Lots 2 & 3)

RECEIVED

Gregory C. Pueschel <gregory.pueschel@outlook.com>

August 20, 2020

Thu, Aug 20, 2020 at 10:05 AM

To: Natalia Alward <alwardn@grafton-ma.gov>

Exhibit 29

Good morning Natalia,

Planning Board
Grafton, MA

If you are not already doing so, you can post this note (below) that I sent directly to Bob Hassinger to both of the town web pages (i.e. for 80 Snow Rd. lots 2 & 3) to ensure that it is public record and the entire planning board can review in time as needed prior to Monday's meeting.

Thanks as always for your help.

Best,
GP

From: Gregory C. Pueschel <gregory.pueschel@outlook.com>

Sent: Tuesday, August 18, 2020 7:26 AM

To: r.hassinger@ieee.org <r.hassinger@ieee.org>

Cc: Tony Sikora <ajtsikora@charter.net>; Richard Sullivan <richardsullivan@gmail.com>; Andy Burton <bostonburton@gmail.com>; Mike Derry <mike.derry@gmail.com>; tim@gilletteequipment.com <tim@gilletteequipment.com>; Jdewaele@graftonuptonrr.com <Jdewaele@graftonuptonrr.com>

Subject: Direct Pre-Voting Note Regarding Proposed 80 Snow Road Developments (Lots 2 & 3)

Bob,

I hope this note finds you well and I'm sending it directly to you regarding these developments on behalf of myself and the most immediate/directly abutting neighbors (those on copy) to the lots on 80 Snow Road knowing that the planning board is moving towards making a 'final' vote/decision on approvals this week in preparation for the next meeting on August 24th. We will all be participating once again and attentively listening as decisions made will have a huge impact on our respective properties, neighborhood, and quality of life.

The reason for the direct appeal to you is that not only are you the chair of the planning board but the instincts and perspectives that you have shown to date with this matter have been on point and in sync with what we believe to be in the best interest of current Grafton residents and in the town's best interests overall - you have been the most vocal in the planning meetings relative to pushing back on what have been questionable plans. Specifically, you have mentioned poor transparency and handling of approvals for the Dover zoning and otherwise relative to documentation for both lots, and you have made mention that it is important to ensure that development plans (e.g. distance to abutters, nature of structures, traffic safety etc.) are in alignment and harmony with the current neighborhood (which currently is not the case).

Here is a summation of some of the key facts (all on public record) and important call outs in terms of the process to get to this point:

- One Six Three, LCC has not been forthright since they began to put their development plan in place starting with the purchase of land from [2 Greany Drive](#) - Thomas DiGiuseppe of [2 Greany Drive](#)

has gone on record with the town that he was promised by One Six Three, LCC that only a single family home would be built on a single lot.

- One Six Three, LCC got approval from the town to subdivide what has always been a single lot for a single-family home into two lots - the public was not made aware of this request prior to approval and abutters were only notified many months after the fact when conservation paperwork was filed for two new duplexes on these lots.
- Very shortly after the subdivision was approved, One Six Three, LCC sold the second lot to CIL Reality and as we now know One Six Three, LCC has also secured the building contract from CIL Reality for their Dover law enabled duplex.
- Clearing of the lot and backfill began in early June of 2019 (which was not handled properly) and activity continued through the fall of 2019 and was halted shortly thereafter. Also, countless trucks of fill were delivered to raise the grade considerably.
- Current development plans call for two duplexes on two lots which would increase the occupancy to 4X that of the original lot which is quite a small lot at that.
- Duplexes are not the norm and not consistent with neighborhood - there are no duplexes on Greany Drive, Tracey Ann, nor anywhere near close by on Snow Rd.
- A multi-story duplex (2.5 to 3 stories) is not consistent with homes in the neighborhood.
- Based on current development plans which would add two new driveways onto Snow Road, traffic safety would be a greater issue than it is today as the current area is already a risk.
- Current plans have drainage onto Grafton Upton Railroad property which they have deemed unacceptable - I spoke with the General Manager John DeWeale (also on copy) last week following the planning meeting and he confirmed that his organization remains opposed to the current plans.
- The petition submitted to the town shows almost unanimous opposition to these developments with signatures from Greany Drive and Tracey Ann - 33 signatures out of 37 homes (homes without a signature: 1 household was away, 1 household is not occupied, 2 declines with one of these being Thomas DiGiuseppe of [2 Greany Drive](#) who made the land deal with One, Six Three LLC that started this situation).

We believe that One Six Three, LCC has expertly worked the system (use of Dover act included) to thier advantage to maximize profit beyond what is acceptable for the lot in question and if this development goes through the current neighborhood and community will be irrevocably changed to the detriment of current Grafton residents. One Six Three, LCC's actions may be within 'legal' constraints however they have not all been completely ethical.

Furthermore, the process to approve the subdivision of the lot moved much too quickly and without adequate due diligence and transparency to the public. The town council 'approval' of the Dover designation also seems questionable and documentation and rational seem to still be lacking. With all of this, it seems that the town is now painted into a corner with the developers based on approvals to date. Having said this, since site preparation work has been halted and no structures are in place it is not too late to course correct and now is the time to do so - rulings can still be made to preserve the nature of the neighborhood and protect the current Grafton residents that live near the proposed development.

On a personal note, and as I have said several times now, I do not oppose (nor do the abutting neighbors) the right to build another single-family home to replace the one that was there before on what was a single lot. If the current plans are approved, I will regrettably be making plans to move out of this neighborhood and out of Grafton after living here for 20 yrs.; other neighbors and longtime residents have voiced that they are considering doing the same.

Feel free to share this note as needed and/or required with your fellow board members and otherwise and thank you for your consideration.

8/21/2020

Town of Grafton Mail - Re: Direct Pre-Voting Note Regarding Proposed 80 Snow Road Developments (Lots 2 & 3)

Respectfully,
GP

Gregory C. Pueschel
4 Greany Drive, North Grafton MA 01536