



COPY

Natalia Alward <alwardn@grafton-ma.gov>

80 Snow Road Lot #3 - CIL Realty of MA- Two Family Dwelling

1 message

richardsullivan@gmail.com via **Town of Grafton MA** <cmsmailer@civicplus.com>
 Reply-To: "richardsullivan@gmail.com" <cmsmailer@civicplus.com>
 To: planningdept@grafton-ma.gov

Mon, Jun 22, 2020 at 11:06 AM

Planning Board Public Comment Form
 Submitted from the Town of Grafton website on Monday, June 22, 2020 - 11:06am

Submitted on Monday, June 22, 2020 - 11:06am
 Submitted by user: Anonymous
 Submitted values are:

Select a Project: 80 Snow Road Lot #3 - CIL Realty of MA- Two Family Dwelling
 First Name: Richard
 Last Name: Sullivan
 Email Address: richardsullivan@gmail.com
 Street Address: [5 Greany Drive](#)
 City: North Grafton
 State: Massachusetts
 Public Comment Disclaimer: I have read and understand the Public Comment
 Disclaimer.
 Comments:

These comments echo and supplement our previous entry for [80 Snow Rd, Lot #2](#), as both projects are intertwined and share the same site engineer. The concern now is that CIL Realty can circumvent zoning laws to gain a permit for their duplex, which then becomes precedent for the One Six Three, LLC duplex. A clever if not ethically questionable strategy, and shows that neither developer has a vested interest in our community. It is frustrating to see the town essentially scammed by the exploitation of 'loopholes'.

To reiterate, there are no duplexes in this neighborhood, and maybe three within a mile radius. High-density housing has its place, but it does not fit this particular neighborhood. Two single detached home would be more reasonable in this case.

Beyond that, these two projects require about 9,000 square feet of driveway to make the convoluted site plan(s) work. In addition to the unsafe sight lines noted in the peer review, those driveways intersect Snow Road at sharp angles. Based on the average vehicle turning circle, it could require swinging into oncoming traffic when making a right turn into the driveway coming from the south.

It appears the historic stone wall and several trees have to be removed to address sight line issues for ingress/egress. This will likely preclude any privacy barrier/fence at that corner for the same safety reasons.

Drainage has always been poor for that lot, so the engineering should be comprehensive and triple-checked before and during construction. Failure of the strategy could create unsafe conditions for the train track as well as Snow Road. In addition, the northern end of the lot has been elevated considerably and should be examined for potential runoff into existing properties.

Considering the proposed structures would be closer than normal to existing homes in this neighborhood, and the developer has already clear cut the lot, it would be prudent to require planting mature barrier trees to minimize the

RECEIVED

June 22, 2020

Planning Board
 Grafton, MA

Exhibit 8

6/22/2020

Town of Grafton Mail - 80 Snow Road Lot #3 - CIL Realty of MA- Two Family Dwelling

aesthetic impact.

Again, we hope the town keeps the best interests of the community and environment in mind when ruling on these projects.

Richard Sullivan