

June 22, 2020

Planning Board

Grafton, MA

To Whom It May Concern:

I am writing in regards to the special permit request for the proposed 4 units of housing being developed at 80 Snow RD lots 2 & 3. I have several concerns with the project as my house on Tracy Ann Drive sits adjacent to the lots being developed.

First, we feel strongly that addenda items for 80 Snow Rd Lots 2 & 3 should be brought forth together. This small plot of land, that used to hold a small single-family house, is now split into 2 to allow for 2 duplex housing units. This does not fit in with the overall aesthetic of the neighborhood, as there is a total of 1 duplex on snow road and the surrounding streets. The existing duplex house was a recent construction project and is located at the end of the street near CVS, which is a half mile from the proposed location.

Second, there is major concern about the noise and light pollution that will come from having 4 units of housing in such a small plot of land. We have already experienced additional noise and light pollution from the clear cutting of the plot of land. Adding 4 units of housing will significantly impact the adjacent lots and surrounding neighborhood.

Third, during the last meeting, I brought up my concerns for safety with the driveway that was placed on snow road by the railroad crossing. This is a blind driveway blocked by a stonewall, pine trees and a drop in elevation from the next property. The site developer indicated that they had cleared existing vegetation to increase visibility, however as you can see from the attached pictures, cars entering and exiting the drive will be at a high risk for impact of other vehicles. Snow Road is a major cut through street for the town allowing a bypass of rt 30/rt 140/rt 122/Bridge Street area of intersections. This also causes safety concerns for the pedestrian and bicycle traffic that frequent this area.

Lastly, I am concerned with the potential of environmental pollution in conjunction with the 100-year flood drainage easement that abuts the proposed location and my property. The developer has already brought in significant fill that has changed water flow on that property. With the property sandwiched in between the 100-year easement and Grafton Upton Railroad line, waterflow from such long driveways is sure to be an issue to either abutting property.

It is these concerns as well as the concerns brought forth by other residents in this neighborhood that you deny the request of the developer. It is very obvious that the only thought and goal of the developer was to maximize the profits of the land with no regard to the impact this would have to the existing neighborhood.

Thank you,

Timothy & Tracy Grady

3 Tracy Ann Drive

(photo's attached below)



