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TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1120 • FAX (508) 839-4602
www.grafton-ma.gov
planningdept@grafton-ma.gov

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GRAFTON HEALTH DEPT.

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

Application No. Def. Plan 2019-1
DATE: 11/7/2018

APPLICANT & PROPERTY OWNER INFORMATION

NAME STEVEN VENINGASA PHONE (508) 366-2394
ADDRESS P.O. Box 1205, WESTBOROUGH, MA 01581
NAME OF PROPERTY OWNER (if different from Applicant) STEVEN VENINGASA AND ALSO CASA INVESTORS, INC.
Deed recorded in the Worcester District Registry of Deeds Book 37262 Page 367

CONTACT INFORMATION

NAME STEVEN VENINGASA PHONE (508) 366-2394
ADDRESS P.O. Box 1205, WESTBOROUGH, MA 01581

PROJECT LOCATION:

STREET AND NUMBER 88 ADAMS ROAD
ZONING DISTRICT R40 ASSESSOR'S MAP 32 LOT #(S) 10

PROJECT/PLAN INFORMATION:

PLAN TITLE THE RIDINGS, FLEXIBLE PLAN DEFINITIVE SUBDIVISION PLAN DATED: OCTOBER 9, 2018
PREPARED BY (Engineer) JAMES TETREULT, PE AT THOMPSON-LISTON ASSOCIATES, INC.
ADDRESS 51 MAIN STREET, P.O. BOX 510, WESTBOROUGH, MA 01581 PHONE (508) 869-6151
Said plan has has not evolved from a preliminary plan submitted to the Board on (date) 2/12/2016
and approved (with modifications) disapproved on (date) APRIL 11, 2017
This plan has has not evolved from a Special Permit # 2016-4 granted on (date) APRIL 11, 2017
and recorded in Worcester District Registry of Deeds - Book 59644 Page 18

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on the above referenced plan being land bounded as follows:

hereby submits said plan as a DEFINITIVE plan in accordance with the Rules and Regulations of the Grafton Planning Board and makes application to the Board for approval of said plan. The undersigned's title to said land is derived from TRANSFER OF PROPERTY BY QUITCLAIM DEED by deed dated SEPT. 7, 2005 and recorded in the Worcester District Registry of Deeds Book 37262 Page 367 registered in the _____ Registry District of Land Court, Certificate of Title No. _____; and said land is free of encumbrances except for the following: _____

The undersigned hereby applies for the approval of said DEFINITIVE plan by the Board, and in furtherance thereof hereby agrees to abide by the Board's Rules and Regulations.

Applicant's Signature *Steven Veningasa* Date: Nov 5, 2018
Property Owner's Signature (if not Applicant) *Steven Veningasa* Date: Nov 5, 2018

EXHIBIT 1a.

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PLANNING DEPARTMENT

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PLANNING BOARD
GRAFTON, MA

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN
AREA WITHIN A SUBDIVISION

NAME OF APPLICANT: STEVEN VENINCASA

NAME OF SUBDIVISION: THE RIDINGS

LOCATION OF SUBDIVISION: 88 ADAMS I

ASSESSOR'S MAP 32 LOT 10

A. Total area of original tract shown in this subdivision equals 69.77 ACRES

(1) Area in lots - Nos. 1, 2, 3, etc., equals 22.77 AC.

(2) Area in street ROW's - A, B, C, etc., equals 4.25 AC.

(3) Area reserved for parks, bikeways, etc., equals 42.75 AC

B. Total area of subdivision (should equal A above) 69.77 ACRES

(1) Street A equals STIDSEN ROAD 2.54 AC.

(2) Street B equals OLIVE CIRCLE 0.59 AC.

(3) Street C equals RANDOLPH CIRCLE 1.12 AC.

C. Total area of street ROW's (should equal A2 above) 4.25 AC.

D. All area not included in A1 or A 2 _____

Sewer Easements equal 0

Drainage Easements equal 0 ALL DRAINAGE EASEMENTS ARE ON LOTS OR OPEN SPACE PARCELS

Utility Easements equal 0

Other (specify) (OPEN SPACE PARCELS) C, D, E, F = 32.99, 8.83, 0.46, 0.47

Total (should equal A3) 42.75

EXHIBIT 1b.

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PLANNING BOARD
GRAFTON, MA

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

LAND SURVEYOR'S CERTIFICATE

DATE: 10-9-18

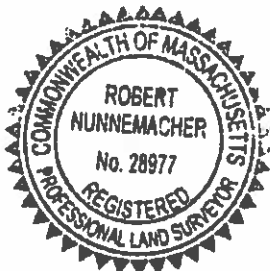
NAME OF APPLICANT: STEVEN VENINCASA
NAME OF SUBDIVISION: The Ridings
LOCATION OF SUBDIVISION: 88 ADAMS ROAD
ASSESSOR'S MAP 32 LOT 10

To the Planning Board of the Town of Grafton:

In preparing the plan entitled The Ridings
I hereby certify that the above named plan and accompanying data is true and correct to the accuracy required by the current
Rules and Regulations Governing the Subdivision of Land in Grafton, Massachusetts, and my source of information about the
location of boundaries shown on said plan were one or more of the following:

- 1. Deed from CASA Bldgs & Developers Corp to STEVEN VENINCASA
dated 8/30/2005 and recorded in the WORCESTER Registry in
Book 37262, page 367
2. Other plans, as follows: Plan Book/Plan: 299/15, 373/49, 385/39, 544/9, 620/56, 620/57
3. Oral information furnished by:
4. Actual measurement on the ground from a starting point established by: MASS TURNPIKE
5. Other sources:

(Seal of Land Surveyor)



Signed Robert Nunnemacher
Registered Land Surveyor

Address:
PO Box 570
BOYLSTON, MA 01505

EXHIBIT 1c.

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PLANNING BOARD
GRAFTON, MA

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN
ENGINEER'S CERTIFICATE

DATE: 10/9/2018

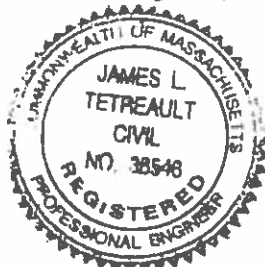
NAME OF APPLICANT: STEVEN VENINGASA
NAME OF SUBDIVISION: THE RIDINGS
LOCATION OF SUBDIVISION: 88 ADAMS ROAD
ASSESSOR'S MAP(S) 32 LOT(S) 10

To the Planning Board of the Town of Grafton:

In preparing the plan entitled THE RIDINGS FLEXIBLE PLAN DEFINITIVE SUBDIVISION I hereby certify that the above named plan and accompanying data is true and correct to the accuracy required by the current Rules and Regulations Governing the Subdivision of Land in Grafton, Massachusetts, and my source of information about the location of boundaries shown on said plan were one or more of the following:

- 6. Deed from CASA BUILDERS & DEVELOPERS to STEVEN VENINGASA dated 9/1/2005 and recorded in the WORCESTER Registry in Book 37262 page 367.
7. Other plans, as follows: PLAN BOOK / PLAN : 299/15, 373/49, 385/39, 540/19, 620/56, 620/57
8. Oral information furnished by:
9. Actual measurement on the ground from a starting point established by: THE MASSACHUSETTS TURNPIKE
10. Other sources:

(Seal of Engineer)



Signed [Signature] Registered Professional Engineer

Address: THOMPSON-LISTON ASSOCIATES, INC.
P.O. Box 570
BOULSTON, MA 01505

EXHIBIT 1d.

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PLANNING BOARD
GRAFTON, MA

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN
VERIFICATION OF PROPOSED STREET NAMES

This is to be submitted by the applicant to the Planning Board at the time of submission of a Definitive Subdivision Plan. The applicant must secure the Police Chief's comments prior to submittal.

DATE: 11/2/2018

NAME OF APPLICANT: STEVEN VENINCASA

NAME OF SUBDIVISION: THE RIDINGS

LOCATION OF SUBDIVISION: 88 ADAMS ROAD

ASSESSOR'S MAP 32 LOT 10

The following is a complete list of all proposed street names located within the boundaries of said subdivision:

STIDSEN ROAD

OLIVE CIRCLE

RANDOLPH CIRCLE

[Signature]
Applicant's Signature

11/2/2018
Date

The above listing of proposed street name(s) for the above-named subdivision:

[checked] are acceptable as submitted

[] are not acceptable as submitted

Comments

[Signature]
Police Chief's Signature

11/2/18
Date

EXHIBIT 1e.

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FEB - 4 2019

PLANNING BOARD
GRAFTON, MA

PROJECT INFORMATION SUMMARY (PIS)

INSTRUCTION SHEET

DATE: 11/7/2018

NAME OF APPLICANT: STEVEN VENINCASA

NAME OF PROJECT: THE RIDINGS

This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please fill out this form as accurately as possible. Answers to these questions will be considered as part of the application for approval of a subdivision and may be subject to further verification and public review.

Please submit any additional information to document how any known impacts, whatever the magnitude, will be dealt within the design process. This additional information will help in the review of the PIS, and will reduce time delays by addressing potential impacts early on in the process.

The Planning Board will, in its review of the application, determine what elements of the ENVIRONMENTAL IMPACT STATEMENT must be included in the application for approval of the definitive plan for a proposed subdivision.

Please complete only those parts applicable to the type of project proposed. Parts I, II, III, IV, VIII must be filled out by all applicants. Additional PIS information is required based on the type of project submitted. Please indicate the project type(s) below and note the additional sections that must be filled out to complete your application.

- RESIDENTIAL..... Part V: Residential Permits
- BUSINESS..... Part VI: Business Permits
- INDUSTRIAL..... Part VI: Business Permits, Part VII: Industrial Permits

EXHIBIT 1 f.

Town of Grafton, MA
PROJECT INFORMATION SUMMARY - Continued

PART I - GENERAL INFORMATION

Name of Project: THE RIDINGS

Name and Address of Owner:
STEVEN VENIUCASA
ALD CASA INVESTORS, INC.
(Name)

P.O. BOX 1205
(Street)

WESTBOROUGH, MA 01581
(City, State, Zip)

Business Phone # (508) 366-2394

Contact Person: STEVEN VENIUCASA

Name and Address of Consultant/Engineer:
JAMES TETREAUT, PE
THOMPSON-LISTON ASSOCIATES, INC.
(Name)

51 MAIN ST., P.O. BOX 570
(Street)

BOYLSTON, MA 01505
(City, State, Zip)

Business Phone # (508) 869-6151

Phone: (508) 560-9440

Description of Project: (Briefly describe type of project): THE APPLICANT PROPOSES A 39 LOT FLEXIBLE PLAN SUBDIVISION WITH 62.72% OF THE SITE DESIGNATED AS OPEN SPACE

A. PROJECT INFORMATION

1. Variance or Special Permit - Specify: _____
 Rezoning - From: _____ To: _____
 Residential Development - # of Units: _____
 Business Development - Type: _____
 Industrial Development - Type: _____
 Flexible Development/PUD/Cluster 39 LOTS

2. Location of Project:

- a. Address: 88 ADAMS ROAD
b. Distance and direction from nearest intersection(s): 600' NORTH OF WHERE ADAMS ROAD PASSES UNDER THE MASSACHUSETTS TURNPIKE
c. Assessor's Map(s) # 37, Lot(s) # 10

3. Present Zoning R40

4. Dominant zoning within ¼ mile of site: R40

5. Present land use: UNDEVELOPED

6. Dominant land use within ¼ mile of site: SINGLE FAMILY HOMES

Town of Grafton, MA
PROJECT INFORMATION SUMMARY - Continued

PART I - GENERAL INFORMATION - continued

Project Extent

- a. Total number of acres in parcel: 69.77 acres
- b. Number of acres already developed: 0 acres
- c. Number of acres to be developed under this application: 25 acres
- d. Anticipated construction dates - from FEB 2019 to JUNE 2021
- e. Anticipated capital expenditure: \$ 19,500,000
- f. If expansion of existing project: NOT APPLICABLE % expansion (total)

7. Total height of tallest proposed structure 35 feet.

B. NATURAL FEATURES OF SITE

1. Approximate acreage of site by use (NOTE: Land should not be classified in more than one category. Total current acreage = total after completion):

	Current	After Completion
Meadow or Brushland	<u>0</u> acres	<u>0</u> acres
Forested	<u>63.47</u> acres	<u>35.71</u> acres
Active Agriculture	<u>0</u> acres	<u>0</u> acres
Idle Agriculture	<u>0</u> acres	<u>0</u> acres
Chapter 131 Classified Wetland	<u>6.30</u> acres	<u>6.31</u> acres
Water Surface Area (ponds, lakes, streams)	<u>0</u> acres	<u>0</u> acres
Unvegetated (rock, gravel)	<u>0</u> acres	<u>0</u> acres
Roads, Buildings, Pavement	<u>0</u> acres	<u>6.73</u> acres
Active Recreation Facility	<u>0</u> acres	<u>0</u> acres
Other (specify): <u>LAWN, GRASS PLOT</u>	<u>0</u> acres	<u>21.57</u> acres
Total:	<u>69.77</u> acres	<u>69.77</u> acres

2. Will disturbed area be in or within 100' of any of the following? (If yes, please specify):

YES	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stream <u>3'</u> Classification <u>INTERMITTENT</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waterbody _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Chap. 131 Classified Wetland (#) <u>TO WL, 948 S.F. TO BE FILLED</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Woodlands _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Steep Slopes _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Agricultural Land _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unique Ecological Feature _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unique Geological Feature _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designated Open Space _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designated Sensitive Environmental Area _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parkland _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Recreational Facilities _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Historic Site _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Known Archeological Site _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unique Archaeological Site _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plant or animal species identified as threatened or endangered: _____

Town of Grafton, MA
PROJECT INFORMATION SUMMARY - Continued

PART I - GENERAL INFORMATION - continued

3. Are there any known drainage ways, drainage ditches or seasonal flows of water on or through the site? NO YES _____ (specify on separate sheet)

C. PLANNING CONSIDERATIONS

1. Is the site served by:
- a. Sanitary sewer _____ Septic Systems Other _____
 - b. Drainage
 - c. Public water Wells _____ Other _____
 - d. Natural Gas _____
 - e. Other utilities (specify) _____
2. Is the site contiguous to any of the following?
- State Road THE MASSACHUSETTS TURNPIKE
 - _____ County Road
 - _____ Town Street (Accepted)
 - _____ Private Road or Drive (Specify) _____
3. Is there a property line boundary within 100' of the proposed disturbed area? YES
4. Are any of the following within 1000' of the site?
- | | |
|---|--|
| _____ School | _____ Ambulance Station |
| _____ Library | _____ Government or other Public Bldg. |
| _____ Firehouse | _____ Cultural Center (Museum, etc.) |
| _____ Utility Facility | _____ Cemetery |
| _____ Church | |
| _____ High Voltage Electrical Transmission Line | |
| _____ Wireless Communications Facility | |
5. Will the action result in the preservation of any open space? NO _____ YES
Is the site presently used by the community as open space or recreation area? NO YES _____
6. Will the project result in any major visual impacts? NO YES _____
7. Will the project affect any important views or vistas? NO YES _____
8. Special Planning considerations: Is any portion of the site within any of the following?
- Historic District
 - 500 feet of a state/county road, parkland, or municipal boundary
 - _____ 100 year floodplain as defined by FEMA Flood Ins. Maps (NO, 500 YEAR)
10. Has any provision been made for solar or other alternative sources of energy for this project?
NO YES _____ If YES, specify _____
11. Has provision been made for siting the project to make use of natural solar heating or shading?
NO YES _____
12. Will this project require the relocation of any other project or facility? NO YES _____

Town of Grafton, MA
PROJECT INFORMATION SUMMARY - Continued

PART II - GEOLOGY & HYDROLOGY

- A. What is the predominant soil type(s) on the project site? PAXTON SERIES SOILS
- B. What is the depth to bedrock? > 10 feet OVER MOST OF THE SITE
(Information Source: NEAR SURFACE AT THE WESTERN BOUNDARY
AS DETERMINED BY OFFICIALLY OBSERVED DEEP OBSERVATION #118)
- C. Are there any bedrock outcroppings on the site? NO YES AT THE WESTERN BOUNDARY OF THE SITE
- D. What is the general slope of the land?
0-10% 10-15% 15% or greater
- E. What is the depth to the water table? 3-4 Feet
(Information Source: AS OBSERVED AT DEEP OBSERVATION HOLE #118 FOR SEPTIC SYSTEMS)
- F. Will surface area of any existing lakes, ponds, streams, or other surface water areas be increased or decreased by the project? NO YES (Specify on separate sheet)
- G. Will any stream channels be modified? NO YES
- H. What additional percentage of the site will be covered by impervious materials as a result of this project? 8.9 % more than existing.
- I. Are any mitigation measures being designed into the project to minimize the effects of impervious surfaces on drainage and runoff? NO YES
(If YES, please attach a narrative explanation on separate sheet.)
- J. Are there any existing drainage problems on the site, upstream, or downstream?
NO YES (If YES, please attach a narrative explanation on a separate sheet.)
- K. How much on-site storage of runoff will be provided? 4.34 acre-feet
- L. Are Sedimentation ponds to be provided? NO YES TEMPORARY ONE DURING CONSTRUCTION
- M. Are retention ponds to be provided? NO YES Temporary Permanent
Are detention ponds to be provided? NO YES Temporary Permanent

Town of Grafton, MA
PROJECT INFORMATION SUMMARY - Continued

PART III - GRADING AND SITE DEVELOPMENT

A. How much natural material will be removed from the site of the project?

Rock 0 cubic yards

Topsoil 0 cubic yards

Subsoil. 0 cubic yards

B. How much natural material will be brought onto the site of the project?

Rock 0 cubic yards EXCLUDING CRUSHED ROCK IN UTILITY TRENCHES

Topsoil 0 cubic yards

Subsoil. 60,000 cubic yards TO COME FROM THE WESTBOROUGH SIDE OF THE PROJECT.

C. How much natural material will be redistributed on the site of the project?

Rock 0 cubic yards

Topsoil 22,000 cubic yards

Subsoil. 50,000 cubic yards

D. How many square feet of vegetation (trees, shrubs, ground cover) will be disturbed on this project site?

1,208,790 square feet
27.75 ACRES

E. Are there any plans for revegetation? NO YES

ONLY NORMAL LAWN AND GRASS PLOTS (specify on separate sheet)

F. Will blasting occur during construction? NO YES

WE DON'T BELIEVE SO BUT IT'S POSSIBLE AT THE WEST END OF THE SITE

G. How will demolition debris (if any), vegetation waste, and similar materials be disposed of?

THERE WILL BE NO DEMOLITION DEBRIS. VEGETATION WASTE WILL BE USED AS MULCH. TREES WILL BE CHIPPED AND STUMP GROUND. SOME TREES MAY BE TRUCKED OFF SITE.

H. Will existing contours be altered by more than 3 feet of:

Cut: NO YES

Fill: NO YES

I. What will be the maximum gradient of roadways within the project? 6%

What will be the maximum gradient of driveways within the project? 8%

What will be the gradient of roadways within the project? GRADES WILL RANGE FROM 1.75% TO 6%

Town of Grafton, MA
PROJECT INFORMATION SUMMARY - Continued

PART IV - PERMITS AND/OR APPROVALS REQUIRED

A. Does the project involve any State or Federal funding or financing? NO YES
 If YES, specify: _____

B. Status of Permits and/or Approvals:

AGENCY	APPROVAL/S REQUIRED (TYPE)	DATE SUBMITTED	DATE APPROVED
Board of Selectmen			
Planning Board	DEFINITIVE SUBDIVISION		
Board of Appeals			
Regional Agency			
Board of Health	APPROVALS OF INDIVIDUAL SEPTIC SYSTEMS		
Highway Department			
Mass. Dept. of Public Health			
Mass. D.E.P.	Sewer Ext.		
	MEPA		
	Other		
Mass. Highway			
Other State Agency			
US Army Corps. Engineers			
US Environmental Protection Agency			
Other Federal Agency			
Other State Agency			
Other Municipal Agency	CONSERVATION COMMISSION ORDER OF CONDITIONS		
Regional Agency			

Town of Grafton, MA
PROJECT INFORMATION SUMMARY - Continued

PART V - PERMITS: RESIDENTIAL

A. Is project to be single phased _____ or multi-phased ?

B. If multi-phased project:

a. total number of phases anticipated: 2

b. anticipated date of Phase 1 commencement (including any necessary demolition):

FEBRUARY 2019

c. approximate date of completion of final phase:

JUNE 2021

d. Is phase #1 financially dependent upon subsequent phases? NO YES

C. Number and type of housing units to be constructed:

	<u>One Family</u>	<u>Two Family</u>	<u>Multi-Family</u>	<u>Condo or Co-op</u>
Initial	<u>21</u>	_____	_____	_____
Ultimate	<u>+ 18 = 39</u>	_____	_____	_____

D. If project is not on the public sanitary sewers:

1. Type of on-site sewerage system(s) to be installed:

standard leach field(s)

_____ raised fill systems

_____ package plant

_____ other (specify): _____

2. If any surface outflow, name of stream into which effluent will be discharging:

NOT APPLICABLE

E. If project involves drainage / stormwater management facilities:

1. Where do storm sewers discharge? 2 DETENTION BASINS
1 INFILTRATION BASIN

2. What volume of storm water runoff is planned for? 164.64 cfs at point of discharge TO MASS. TURNPIKE
IN 100 YEAR STORM

F. 1. If water supply is from existing wells, indicate pumping capacity of existing well N/A gal./min.

2. If water supply is from new wells, what impact can be expected on the local water table?

G. Total anticipated water usage per day: 18,876 gallons per day 39 x 440 GPD x 1.10

H. Number of off-street parking spaces: 0 existing, 0 proposed

Town of Grafton, MA
PROJECT INFORMATION SUMMARY - Continued

PART VI - PERMITS: BUSINESS

- A. Orientation of development: Neighborhood _____ City/Town _____ Regional _____
- B. Estimated employment generated: during construction: _____
During operation: _____
- C. Total gross floor area proposed: _____ sq. ft.
- D. Number of off-street parking spaces: existing _____ proposed _____
- E. Is surface or subsurface liquid waste disposal involved? NO _____ YES _____
If YES to #1, type of waste: _____
If surface outflow, name of stream into which the effluent will be discharged:

- F. If not on public sanitary sewers, how will liquid wastes be treated? _____

- G. If project involves storm water management facilities:
a. Where do storm they discharge? _____
b. What volume of storm water runoff is planned for ? _____ cfs at point of discharge.
- H. Maximum vehicular trips generated per hour upon completion of project: _____
- I. If multi-phased project:
a. total number of phases anticipated _____
b. anticipated date of phase 1 commencement (including any necessary demolition): _____
c. approximate date of completion of final phase _____
d. Is phase #1 financially dependent upon subsequent phases? NO _____ YES _____
- J. Solid Wastes:
a. Where will solid wastes be disposed of?
Name of facility _____ Location _____
b. Will any wastes not go to a sanitary landfill? NO _____ YES _____
c. Will compactors be utilized for on-site wastes? NO _____ YES _____
d. Have provisions been made for on-site storage? NO _____ YES _____
e. If project involves a take-out food facility, have any provisions been made to restrict carryout trash? NO _____ YES _____

Town of Grafton, MA
PROJECT INFORMATION SUMMARY - Continued

PART VI - PERMITS: BUSINESS - continued

- K. Will project routinely produce odors (more than 1 hr./day)? NO _____ YES _____
- N. Will project produce noise exceeding the existing local ambient noise levels:
during construction? NO _____ YES _____
after construction? NO _____ YES _____
- O. Will dust control techniques be employed during or after construction of this project:
NO _____ YES _____ (If YES, specify on separate sheet how, what, when)
- N. Will the project result in any potential contraventions of any State or Federal air quality standards?
NO _____ YES _____ (specify: _____)
- O. Will the project use herbicides? NO _____ YES _____ specify: _____
- P. Will the project use pesticides? NO _____ YES _____ specify: _____
- Q. Will the project be landscaped to provide visual and sound screening? NO _____ YES _____
- R. Has the project been designed for energy efficiency? NO _____ YES _____
If YES, please specify: _____

PART VII - INDUSTRIAL

Please complete Part VI - Permits: Business, and continue below:

- A. Are any liquid (or solid) substances produced as wastes that cannot be adequately treated (or safely disposed of) at a standard municipal sewage treatment plant (or sanitary landfill)?
NO _____ YES _____
If YES, please specify _____
- B. Are any hazardous toxic materials produced? NO _____ YES _____
or utilized? NO _____ YES _____
- C. Have any provisions been made to utilize any waste heat produced for productive purposes?
NO _____ YES _____
If YES, please specify _____

Town of Grafton, MA
PROJECT INFORMATION SUMMARY - Continued

PART VIII - ADDITIONAL SUBMISSION MATERIALS

Attach any additional information as may be required to clarify your project. If there are/may be any adverse impacts associated with the proposal, please discuss such impacts and the measures which can be taken to mitigate or avoid them.

I hereby certify that the information given above is true and accurate to the best of my ability to provide such information.

Date: 11/7/2018

Preparer's Name (Please print) JAMES TETREVAULT, PE

Preparer's Signature 

Title: CIVIL ENGINEER

Company (if applicable): THOMPSON-LISTEN ASSOCIATES, INC.

Representing: STEVEN VENINCASA

EXHIBIT 1 g.

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FEB - 4 2019

**PLANNING BOARD
GRAFTON, MA**

Project Description

for

The Ridings

**Proposed flexible plan development of 39 lots at
88 Adams Road, Grafton, Massachusetts**

January 31, 2019

Project Description

The project is the development of an 69.77 acre site in Grafton and also a similar size site in Westborough. There are 39 lots proposed in Grafton and another 19 in Westborough. Both developments will be "open space" subdivisions creating large open space parcels on their northerly sides which will be contiguous to existing protected land in Westborough.

The site is shown as parcel 10 on assessor's map 32 in Grafton and is bounded westerly by homes along Adams Road, northerly by land of LaFlamme, easterly by the Town Line and southerly by the Massachusetts Turnpike.

The applicant proposes to create Stidsen Road, named after a previous holder of the property, which will enter at the site's frontage on Adams Road in Grafton, between the homes of Underwood at #86 and Hoge at #90, then proceed easterly into Westborough and connect to an extension of Harvest Way in that Town. Two culs de sac, Olive Circle and Randolph Circle, will be created on the northerly side of Stidsen Road in Grafton.

Open Space Parcel C will be created on the north end of the site in Grafton. It will have an area of 32.99 acres. Open Space Parcel D will be created along the southerly border of the property. It will have an area of 8.83 acres. Open Space Parcel E will be created along the westerly boundary of the site. It will have an area of 0.47 acres. Open Space Parcel F will be created at the corner of Stidsen Road and Olive Circle. It will have an area of 0.47 acres. Together, these four open space parcels will comprise 61.29% of the project's area in Grafton.

Because these lots in Grafton are all to be served by septic systems, we have already had more than 80 deep observation holes officially observed by the Grafton Board of Health. With the exception of one or two lots on Randolph Circle where the shortening of the road from the design shown on the Preliminary Plans moved the cul de sac circle, soil testing is complete on every lot.

Proposed roads will have a 24 foot wide traveled way and we will install sloped granite curbing at the sides of the traveled way in all locations. There will be a sidewalk on one side of all roads. Road grades will be quite moderate with a maximum 6% slope being proposed.

The Grafton side of the project will need fill to achieve proposed grades but the Westborough side of the project has a surplus of material and our calculations show a net balance in cuts and fills between the two sides of the project. There will not be excess material trucked onto Town roads or coming to the site over them.

We propose two phases for the construction of the project in Grafton. The first is the construction of Stidsen Road from its entrance off Adams Road easterly through the site and across the Town line into Westborough. The second phase of the project will be the construction of the Olive Circle and Randolph circle culs de sac.

The 39 lots will have an average area of 25,433 square feet and will be served by individual septic systems and water from the Grafton Water District. A pressure and flow test was conducted in Adams Road which confirmed adequate flow and pressure to serve the development.

The wetland boundaries shown on the Plans were the result of an Order of Resource Area Delineation previously issued by the Grafton Conservation Commission. We will file a Notice of Intent with the Commission for the project including a proposed wetland alteration of 948 square feet for the construction of Stidsen Road. We propose a wetland replication area of 2,427 square feet as mitigation.



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD

GRAFTON, MASSACHUSETTS 01519

Phone: (508) 839-5335 ext 1170 • FAX: (508) 839-4602

www.grafton-ma.gov

FEB - 4 2019

PLANNING BOARD
GRAFTON, MA

TREASURER / COLLECTOR

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

Permit Issued? Yes No
[Building - Inspection(s)] [Building - Electric] [Building - Plumbing] [Board of Health] [Septic System] [Conservation] [Planning] [Other]

Other Permit:

STEVEN VENINCASA
Petitioner Name

STEVEN VENINCASA
Property Owner / Company Name

P.O. Box 1205
Petitioner Address

88 ADAMS ROAD
Property Address

WESTBOROUGH, MA 01581
City, State, Zip

Grafton, MA
City, State, Zip

(508) 366-2394
Phone

Table with 4 columns: Date, Current, Delinquent, N/A. Rows include Real Estate, Personal Property, Motor Vehicle Excise, Disposal, General Billing.

Barth Schrottman
Treasurer / Collector Name (please print)

[Signature]
Treasurer / Collector Signature

10/10/18
Date

10/29/2018

88 Adams Road
Map 32, Lot 10

COPY

Tammy Kalinowski
Tammy Kalinowski, Office Manager

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP	BK	PG
110/024.0-0000-0013.0	116 ADAMS ROAD	LAFLAMME KATHLYN M TRUSTEE	KATHLYN LAFLAMME REVOCABLE LIVING TRUST	112 ADAMS ROAD		N GRAFTON MA		01536	58895	282
110/032.0-0000-0001.0	83 ADAMS ROAD	CHARLES MONIQUE		37 CHESTNUT STREET		MILFORD MA		01757	57540	268
110/032.0-0000-0002.0	85 ADAMS ROAD	SNEADE DAWN	SNEADE RICHARD	85 ADAMS ROAD		N GRAFTON MA		01536	36205	202
110/032.0-0000-0004.0	97 ADAMS ROAD	EDGREN KIMBERELY	FORTIN KAREN	97 ADAMS RD		N GRAFTON MA		01536	27598	219
110/032.0-0000-0005.B	107 ADAMS ROAD	VARNEY GAIL		107 ADAMS ROAD		N GRAFTON MA		01536	37608	337
110/032.0-0000-0006.0	98 ADAMS ROAD	MAJEWSKA ANIA E	JAROWICKI KRZYSZTOF	98 ADAMS ROAD		N GRAFTON MA		01536	50156	362
110/032.0-0000-0007.0	96 ADAMS ROAD	DISTEFANO JOSEPH A	DISTEFANO AMY ELIZABETH	96 ADAMS ROAD		N GRAFTON MA		01536	51990	43
110/032.0-0000-0008.0	94 ADAMS ROAD	TURCOT SERGE		94 ADAMS ROAD		N GRAFTON MA		01536	58530	31
110/032.0-0000-0009.0	92 ADAMS ROAD	ANDERSON BRUCE E	ANDERSON LINDA	92 ADAMS ROAD		N GRAFTON MA		01536	54145	96
110/032.0-0000-0010.0	88 ADAMS ROAD	VENINCASA STEVEN		P.O. BOX 1205		WESTBORO MA		01581	37262	367
110/032.0-0000-0010.A	90 ADAMS ROAD	HOGGE RONALD E		90 ADAMS ROAD		N GRAFTON MA		01536	45503	77
110/032.0-0000-0010.B	82 ADAMS ROAD	SMITH JASON	SMITH BEATA	82 ADAMS ROAD		N GRAFTON MA		01536	41496	63
110/032.0-0000-0011.0	84 ADAMS ROAD	REINHARDT JAMES R	REINHARDT DONNA M	84 ADAMS ROAD		N GRAFTON MA		01536	45051	98
110/032.0-0000-0012.0	86 ADAMS ROAD	UNDERWOOD GEOFFREY C	UNDERWOOD LINDA M	86 ADAMS ROAD		N GRAFTON MA		01536	12743	93
110/032.0-0000-0013.A	106 ADAMS ROAD	LUKAS KARYN A	O'CONNOR DAVID B	106 ADAMS ROAD		N GRAFTON MA		01536	11213	299
110/032.0-0000-0013.C	112 ADAMS ROAD			112 ADAMS ROAD		N GRAFTON MA		01536	58895	278
110/032.0-0000-0013.E	102 ADAMS ROAD	HERNANDEZ JAVIER	HERNANDEZ LINDSAY A HARVEY	102 ADAMS ROAD		N GRAFTON MA		01536	58525	356
110/032.0-0000-0013.F	100 ADAMS ROAD	ADAMS EMANUELA G	ADAMS RICHARD J	100 ADAMS RD		N GRAFTON MA		01536	13307	286
110/032.0-0000-0014.0	93 ADAMS ROAD	FARLEY KEVIN F	FARLEY CAROL A	93 ADAMS ROAD		N GRAFTON MA		01536	7243	97
110/032.0-0000-0015.0	89 ADAMS ROAD	SHERMAN KENNETH B	SHERMAN TOBY S	89 ADAMS ROAD		N GRAFTON MA		01536	50548	114
110/032.0-0000-0016.0	95 ADAMS ROAD	LANGAS BETSY T & JOHN B LIFE ESTATE	PEEPAS KATHERINE T TRUSTEE	BETSY T LANGAS & JOHN B LANGAS 2014 95 ADAMS ROAD		N GRAFTON MA		01536	52907	65

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GRAFTON, MA**