



# COPY

Natalia Alward <alwardn@grafton-ma.gov>

## Adams Road - "High Point Estates" - 40B Residential Development

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 To: planningdept@grafton-ma.gov

Mon, Oct 5, 2020 at 11:22 AM

Planning Board Public Comment Form  
 Submitted from the Town of Grafton website on Monday, October 5, 2020 - 11:22am

**RECEIVED**

**October 5, 2020**

Submitted on Monday, October 5, 2020 - 11:22am  
 Submitted by user: Anonymous  
 Submitted values are:

**Planning Board**  
 Grafton, MA

Select a Project: Adams Road - "High Point Estates" - 40B Residential Development

First Name: Gurprakash

Last Name: Jaggi

Email Address: [Romijaggi@yahoo.com](mailto:Romijaggi@yahoo.com)

Street Address: [34 Adams Rd](#)

City: Grafton

State: Massachusetts

Public Comment Disclaimer: I have read and understand the Public Comment Disclaimer.

Comments:

Attention Town Of Grafton:

# Exhibit 18

I am in total agreement with the following, as I have also witnessed the same issues with the subdivision project. The developer should be the one who should pay to fix these issues, as he is the one who made money off the project and left the homeowners high and dry!!!

The Tax Payers should not be picking up the cost. The Town should not take responsibility til this Project is completed and all issues corrected.

"that was sent Submitted on Friday, October 2, 2020 - 4:35pm Submitted by user:

Submitted values are:

Select a Project: Adams Road - "High Point Estates" - 40B Residential Development

First Name: Trey

Last Name: Phillips

Email Address: [treydelt@yahoo.com](mailto:treydelt@yahoo.com) Street Address: [97 High Point Drive](#) City:

North Grafton

State: Massachusetts

Public Comment Disclaimer: I have read and understand the Public Comment Disclaimer.

Comments:

There are many concerns that the residents of High Point Estates would like addressed prior to the neighborhood being "completed" or turned over to the town by the developer.

As a taxpayer, resident, and someone who is raising a family in our great town, I want to make sure the town is put in the best position to succeed, and is aware of all potential risks and liabilities it faces.

1. The Undeveloped Lots - Lots 74, 52, and 48 have not been completed. The building permits were pulled by Grafton Building Manager about ~2 years ago. This led to the lots being essentially abandoned, mid-project, by the developer.

My concern is, that besides that lots being unsightly and quite the eyesore in our nice Grafton neighborhood, is that with so many children living here, this could lead to liability concerns for the town.

Liability concerns:

- 15-foot deep "foundation holes"
- 20-foot high rubble/rock piles
- Discarded cement stairs
- Old pipes and other construction debris
- Abandoned vegetation leading to animal breeding

We would love to have an understanding of how these lots affect the "completeness" of our neighborhood and if there is any way to make them more safe.

2. Drainage on the Sidewalks – The drainage that comes off of the shared drives flows directly onto the sidewalks, which in winter, is a big issue.

Fri, Oct 2, 2020 at 4:35 PM

<https://mail.google.com/mail/u/0?ik=2a1a71e7bc&view=pt&search=all&permmsgid=msg-f%3A1679473699898444046&simpl=msg-f%3A16794736998...>

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10/2/2020 Town of Grafton Mail - Adams Road - "High Point Estates" - 40B Residential Development

Although the developer has attempted partial fixes like lining the shared drives with crushed rock to slow the flow, the water still flows directly onto the sidewalks.

The issue is especially prevalent downhill from Arrowwood Court, and downhill from Myrtle Court (towards Pepperbush.)

Again, this could be a liability for the town as the black ice causes real issues at our bus stops.

3. The Common Areas - The entrance to our neighborhood has a large area that needs maintaining, including mulch beds, grass fields, trees, etc.

Over the past few years, but especially this past year, the maintenance has fallen to us homeowners. Residents have mowed, trimmed trees and pulled weeds.

The developer did recently come out and mow/pull weeds for the first time in ~12 months, but I assume that was because of this effort to turn it over to the town.

My concern is what is the plan moving forward if the development is deemed "completed" and turned over to the town? Are we residents expected to take over the maintenance? Does the town maintain this area?

Thank you so much for allowing a public forum where we can share our concerns. I look forward to the meeting on Monday."

Gurprakash Jaggi (Romi)