



# COPY

Natalia Alward <alwardn@grafton-ma.gov>

**Fwd: High Point Estates Hearing**

# Exhibit 22

**Christopher McGoldrick** <mcgoldrickc@grafton-ma.gov>  
To: Natalia Alward <alwardn@grafton-ma.gov>

Mon, Oct 5, 2020 at 11:27 AM

**RECEIVED**

October 5, 2020

**Planning Board**  
Grafton, MA

----- Forwarded message -----

From: **justnancie** <justnancie@yahoo.com>

Date: Mon, Oct 5, 2020 at 9:05 AM

Subject: High Point Estates Hearing

To: <McGoldrickC@grafton-ma.gov>, <TerenziniC@grafton-ma.gov>, <R.Meltzer@mountainstateslawgroup.com>

Grafton Planning Department,

Hello. My name is Nancie Picconi and I live and own my home at [3 High Point Dr.](#) in North Grafton. I would like to address the Adams Road - "High Point Estates" 40B Residential Development hearing scheduled on 10/5/20.

I have been in contact with various members of the Grafton town administration since 2012 regarding the ongoing issues on my property caused by ARC. My primary contact through the years was Joe Layton, who I understand is no longer working for the town. I have also spoken to state reps, congressmen and MA Housing.

I would like to reiterate some of my previous complaints and concerns for the current town planner and planning board.

- I have an ongoing water issue with extensive damages. The proposed plan was not followed or executed regarding drainage and elevations.
- If the open space behind my lot is conveyed to the town, would the town then be responsible for the ongoing damages caused by the water and dirt coming from it?
- The curb cuts for my driveway are in the wrong location, directly on a corner.
- There are two utility boxes on my property where my driveway should be, and there is no easement on my deed, as they are in the wrong location. They also flood in the winter and have had water halfway up the sides.
- I have no water stub available to connect to town water, confirmed by Grafton DPW.
- Throughout this project ARC has been in the neighborhood on Sundays and holidays to do unapproved projects, like the "bridge" into the open space behind lot 54 and 55 that is the cause of many new multiple issues.
- ARC has not contacted me regarding any proposed drainage plans since the ZBA meeting years ago where they presented a plan with a open concrete gully as a solution, that ran directly over my septic system not shown on their "plan" and required an easement.

In addition, Adams Road Corporation has filed suit against me in Worcester County Superior Court. On my behalf, my lawyer has filed a motion to dismiss the Complaint on the basis that the Complaint is an attempt to keep me from speaking with the town about the problems that are serious and ongoing. The motion to dismiss is scheduled for hearing on October 20.

The Planning Board should take no action on any requests by the Adams Road Corporation while the lawsuit filed by Adams Road Corporation is proceeding, as the lawsuit has clearly tainted the process by raising issues with the Court that should be left to the Court; having chosen the court forum, the town should defer from taking any further steps to the benefit of ARC while the forum of ARC's choosing determines viability of outstanding issues, including my very likely major counterclaim against ARC if the case is not dismissed arising out of the ongoing floods and mudslides caused by ARC.

I object to the appearance that ARC is trying to play off one forum against another with the potential of inconsistent

10/5/2020

Town of Grafton Mail - Fwd: High Point Estates Hearing

results and no obvious finality.

Thank you for your consideration,

Nancie Picconi  
[3 High Point Drive](#)

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**Christopher McGoldrick**  
Town Planner

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