



Natalia Alward <alwardn@grafton-ma.gov>

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

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Fri, Oct 2, 2020 at 4:35 PM

Planning Board Public Comment Form
Submitted from the Town of Grafton website on Friday, October 2, 2020 - 4:35pm

Submitted on Friday, October 2, 2020 - 4:35pm
Submitted by user: Anonymous
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
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.

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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.