

EXHIBIT 1

RECEIVED-TOWN CLERK
GRAFTON, MA.

RECEIVED



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 120 • FAX (508) 839-4602
www.grafton-ma.gov

AUG 6 7 2014

PLANNING BOARD
GRAFTON, MA

PLANNING BOARD

APPLICATION FOR SPECIAL PERMIT

Application No. MRSP 2014-8

APPLICANT & PROPERTY OWNER INFORMATION

NAME Bull Meadow, LLC - Gordon Lewis, Manager

STREET @ Rachel Road CITY/TOWN BOYLSTON

STATE MA ZIP 01505 TELEPHONE 978-833-4747

NAME OF PROPERTY OWNER (if different from Applicant) 3 PARCELS @ Bull Meadow + 1 MASS TOWNPLOT

Deed recorded in the Worcester District Registry of Deeds Book 34958 Page 35
35310 74

SITE INFORMATION:

STREET AND NUMBER 11 Appaloosa Drive, 109 R Adams Road, & 81 Adams Road

ZONING DISTRICT R40 ASSESSOR'S MAP 31 LOT #(S) 133
32 SA

LOT SIZE 34.4 AC TOTAL FRONTAGE 147.5'
100

CURRENT USE undeveloped

PROJECT/PLAN INFORMATION:

PLAN TITLE SPECIAL PERMIT PLANS

PREPARED BY (name/address of PE/Architect) Mc CARTY ENGINEERING INC., Patrick McCarty, PE

DATES AUGUST 27, 2014

Use for which Special Permit is sought: (refer to § 3.2.3.1 of the Zoning Bylaw - Use Regulation Table):

SECTION 5.3 - MAJOR RESIDENTIAL DEVELOPMENT

Cite all appropriate sections of the Zoning By-Law which pertain to this Application, Use and Site:

SECTION 5.3 - MAJOR RESIDENTIAL DEVELOPMENT

TO THE GRAFTON PLANNING BOARD:

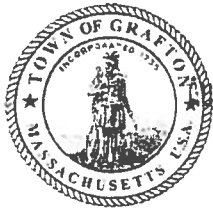
The undersigned, being the APPLICANT named above, hereby applies for a SPECIAL PERMIT to be granted by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete.

Applicant's Signature [Signature] Date: 8-21-14

Property Owner's Signature (if not Applicant) _____ Date: _____

RECEIVED CLERK
GRAFTON, MA.

EXHIBIT RECEIVED



TOWN OF GRAFTON

GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 120 • FAX (508) 839-4602
www.grafton-ma.gov

AUG 4 7 2014

PLANNING BOARD

PLANNING BOARD
GRAFTON, MA

APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

Application No. MR 5P 2014-8

APPLICANT & PROPERTY OWNER INFORMATION

NAME Bull Meadow, LLC - Gordon Lewis, Manager
STREET 2 Rachel Road CITY/TOWN Boylston
STATE MA ZIP 01505 TELEPHONE 978-833-4747
NAME OF PROPERTY OWNER (if different) 3 PARCELS (2 Bull Meadow + 1 MASS TURNPIKE)
Deed recorded in the Worcester District Registry of Deeds Book 34958 Page 35
35310 74

CONTACT INFORMATION

NAME Mr. Gordon Lewis
STREET 2 Rachel Road CITY/TOWN Boylston
STATE MA ZIP 01505 TELEPHONE 978-833-4747

PROJECT LOCATION:

STREET AND NUMBER 11 Appalosa Drive, 1092 Adams Road, & 81 Adams Road
ZONING DISTRICT R40 ASSESSOR'S MAP 31 LOT #(S) 123
32 5A
32 100

PROJECT/PLAN INFORMATION:

PLAN TITLE Preliminary Subdivision Plans PLAN DATED: 8/27/14
PREPARED BY (Engineer) McCarty Engineering, Inc
STREET 42 JUNGLE ROAD CITY/TOWN LEOMINSTER
STATE MA ZIP 01453 TELEPHONE 978-534-1318

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 **PRELIMINARY** 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 Briole Nixie LLC MERCURY REALTY TRUST
by deed dated 10/28/04 and recorded in the Worcester District Registry of Deeds Book 34958 Page 35
12/14/04 35310 74
registered in the N/A Registry District of Land Court, Certificate of Title No. N/A; and said land is free of encumbrances except for the following: N/A

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

Applicant's Signature [Signature] Date: 8-21-14
Property Owner's Signature (if not Applicant) _____ Date: _____



TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519
 Phone: (508) 839-5335 ext 170 • FAX: (508) 839-4602
 www.grafton-ma.gov



TREASURER / COLLECTOR

EXHIBIT #1

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?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building – Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building – Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building – Plumbing	_____	_____	<input checked="" type="checkbox"/> Planning	_____	✓
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Bull Meadows, LLC - Gordon Lewis
 Petitioner Name

MASS TURNPIKE AUTHORITY / MASS HIGHWAY
 Property Owner / Company Name

2 Rachel Road
 Petitioner Address

81 Adams Road (North of MA Pike)
 Property Address

Boxston, MA 01505
 City, State, Zip

Grafton, MA
 City, State, Zip

978-833-4747
 Phone

Date:	Current	Delinquent	N/A
Real Estate			
Personal Property	<i>Tax Exempt</i>		
Motor Vehicle Excise			
Disposal			
General Billing			

J. Haffty
 Treasurer / Collector Name (please print)

J. Haffty
 Treasurer / Collector Signature

8/11/14
 Date



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

RECEIVED
 AUG 11 2014

TREASURER / COLLECTOR

EXHIBIT # (

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?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input checked="" type="checkbox"/> Planning	_____	✓
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

BULL MEADOW, LLC - GORDON LEWIS
 Petitioner Name

BULL MEADOW, LLC - GORDON LEWIS
 Property Owner / Company Name

2 Rachel Road
 Petitioner Address

109 Adams Road (109R)
 Property Address

Boylston, MA 01505
 City, State, Zip

Grafton, MA
 City, State, Zip

Phone _____

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise			✓
Disposal			✓
General Billing			✓

J. Haffty
 Treasurer / Collector Name (please print)
 Form Revised: 01/22/2014

J. Haffty
 Treasurer / Collector Signature
8/11/14
 Date



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



EXHIBIT 1

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?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input checked="" type="checkbox"/> Planning	_____	✓
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

BULL MEADOW, LLC - Gordon Lewis
 Petitioner Name

BULL MEADOW, LLC - Gordon Lewis
 Property Owner / Company Name

0 Rachel Road
 Petitioner Address

11 Appalooza Drive
 Property Address

BOYLSTON, MA 01505
 City, State, Zip

Grafton, MA
 City, State, Zip

978-833-4747
 Phone

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise			✓
Disposal			✓
General Billing			✓

J. HARTY
 Treasurer / Collector Name (please print)

J. Hartly
 Treasurer / Collector Signature

8/11/14
 Date

EXHIBIT A

- 94 Old Westboro Road 31-0-100
- 11 Appaloosa Drive 31-0-123
- 109 Adams Road 32-0-5A
- 81 Adams Road 32-0-100

Jennifer Sclar
 Jennifer Sclar, Principal Assessor

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS 1	CITY	ST	ZIP	BK	PG
110/023.0-0000-0154.0	162 OLD WESTBORO ROAD	GRAFTON TOWN OF	CONSERVATION COMMISSION	30 PROVIDENCE ROAD	GRAFTON	MA	01519	47111	207
110/031.0-0000-0100.0	94 REAR OLD WESTBORO ROAD	MASS TURNPIKE AUTHORITY	MASS HIGHWAY DEPARTMENT	1 MAIN STREET	AUBURN	MA	01501	3919	318
110/031.0-0000-0120.0	6 APPALOOSA DRIVE	RUSO ALBERTO A	VALLURUPALLI TARAKESKIAR	6 APPALOOSA DRIVE	N GRAFTON	MA	01536	25178	149
110/031.0-0000-0121.0	8 APPALOOSA DRIVE	POTTER JOHN J		8 APPALOOSA DRIVE	N GRAFTON	MA	01536	25095	244
110/031.0-0000-0122.0	10 APPALOOSA DRIVE	BULL MEADOW LLC		10 APPALOOSA DRIVE	N GRAFTON	MA	01536	39681	228
110/031.0-0000-0123.0	11 APPALOOSA DRIVE	DAHER AHMAD H		22 DUFFY RD	BOYLSTON	MA	01505	34958	35
110/031.0-0000-0124.0	9 APPALOOSA DRIVE	ORTONE DAVID A	DAHER RANIA F	9 APPALOOSA DRIVE	N GRAFTON	MA	01536	38827	51
110/031.0-0000-0125.0	7 APPALOOSA DRIVE	ALEX PETER	ORTONE KATHRYN RYERSON	7 APPALOOSA DRIVE	N GRAFTON	MA	01536	32227	35
110/031.0-0000-0126.0	25 BRIDLE RIDGE DRIVE	SEZER UGUR	ALEX SEDA	25 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	26325	179
110/031.0-0000-0127.0	23 BRIDLE RIDGE DRIVE	ROCCO ERIC C	SEZER NEJLA	23 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	43250	186
110/031.0-0000-0128.0	21 BRIDLE RIDGE DRIVE	TERSKI WILLIAM J	ROCCO KATHLEEN M	21 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	35277	28
110/031.0-0000-0129.0	19 BRIDLE RIDGE DRIVE	PATEL MAFATBHAI	TERSKI ANGELA M	19 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	45743	70
110/031.0-0000-0211.0	43 BRIDLE RIDGE DRIVE	PATEL P SHAILESH	PATEL SHARADEBEM	43 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	34706	262
110/031.0-0000-0212.0	41 BRIDLE RIDGE DRIVE	LE TUQUYEN	LE NAM	41 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	35922	256
110/031.0-0000-0213.0	39 BRIDLE RIDGE DRIVE	BROWN MICHAEL J	BROWN SUSAN D	39 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	36657	323
110/031.0-0000-0214.0	37 BRIDLE RIDGE DRIVE	GRAFTON TOWN OF		37 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	51569	333
110/031.0-0000-0214.B	37 SIDE BRIDLE RIDGE DRIVE	EDELMAN ALEXANDER	EDELMAN MARINA	30 PROVIDENCE ROAD	GRAFTON	MA	01519	46659	180
110/031.0-0000-0215.0	35 BRIDLE RIDGE DRIVE	DEACON DAVID	DEACON CLAIRE	35 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	36075	250
110/031.0-0000-0216.0	33 BRIDLE RIDGE DRIVE	JACOBSON MICHAEL P	JACOBSON CRISTINA L	33 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	34057	174
110/031.0-0000-0217.0	31 BRIDLE RIDGE DRIVE	DIPINTO LEONARD A	DIPINTO KATHLEEN T	31 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	40999	114
110/031.0-0000-0218.0	29 BRIDLE RIDGE DRIVE	ARMY LAWRENCE F JR		29 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	33478	370
110/032.0-0000-0001.0	83 ADAMS ROAD	SNEADE DAWN	SNEADE RICHARD	83 ADAMS ROAD	N GRAFTON	MA	01536	28219	61
110/032.0-0000-0002.0	85 ADAMS ROAD	EDGREN KIMBERLY	FORTIN KAREN	85 ADAMS ROAD	N GRAFTON	MA	01536	36205	202
110/032.0-0000-0004.0	97 ADAMS ROAD	LAFLAMME JEAN PAUL	LAFLAMME KATHLYN	97 ADAMS RD	N GRAFTON	MA	01536	27598	219
110/032.0-0000-0005.0	113 ADAMS ROAD	BULL MEADOW LLC		112 ADAMS ROAD	N GRAFTON	MA	01536	13167	345
110/032.0-0000-0005.A	109 REAR ADAMS ROAD	SMITH JASON		22 DUFFY ROAD	BOYLSTON	MA	01505	35310	74
110/032.0-0000-0010.B	82 ADAMS ROAD	REINHARDT JAMES R	SMITH BEATA	82 ADAMS ROAD	N GRAFTON	MA	01536	41496	63
110/032.0-0000-0011.0	84 ADAMS ROAD	FARLEY KEVIN F	REINHARDT DONNA M	84 ADAMS ROAD	N GRAFTON	MA	01536	45051	98
110/032.0-0000-0014.0	93 ADAMS ROAD	SHERMAN KENNETH B	FARLEY CAROL A	93 ADAMS ROAD	N GRAFTON	MA	01536	7243	97
110/032.0-0000-0015.0	89 ADAMS ROAD	LANGAS JOHN B	SHERMAN TOBY S	89 ADAMS ROAD	N GRAFTON	MA	01536	50548	114
110/032.0-0000-0016.0	95 ADAMS ROAD	MASS TURNPIKE AUTHORITY	LANGAS BETSY T	95 ADAMS ROAD	N GRAFTON	MA	01536	6499	266
110/032.0-0000-0100.0	81 ADAMS ROAD	MASS TURNPIKE AUTHORITY	MASS HIGHWAY DEPT	128 NORTH STREET	BOSTON	MA	02109		
110/041.0-0000-0100.0	81 ADAMS ROAD	MASS TURNPIKE AUTHORITY	MASS HIGHWAY DEPT	128 NORTH STREET	BOSTON	MA	02109		
110/041.0-0000-0100.A	81 REAR ADAMS ROAD	MASS TURNPIKE AUTHORITY	MASS HIGHWAY DEPT	128 NORTH STREET	BOSTON	MA	02109		
110/041.0-0000-0104.A	27 VALLEY VIEW DRIVE	WAURIN KENNETH	WAURIN LISA	27 VALLEY VIEW DRIVE	N GRAFTON	MA	01536	35636	91
110/041.0-0000-0105.0	25 VALLEY VIEW DRIVE	ALEID SAMER	ALEID JANET C	25 VALLEY VIEW DRIVE	N GRAFTON	MA	01536	35598	347
110/049.0-0000-0001.A	43 ESTABROOK AVENUE	KNOWLTON PATRICIA K TRUSTEE	KNOWLTON FARMS NOMINEE TRUS	43 ESTABROOK AVENUE	GRAFTON	MA	01519	35401	337



RECEIVED-TOWN CLERK
GRAFTON, MA.

AUG 27 12 55 PM '14

RECEIVED

AUG 27 2014

PLANNING BOARD
GRAFTON, MA

August 27, 2014

EXHIBIT 

Mrs. Donna Girouard, Town Clerk
Town of Grafton
30 Providence Road
Grafton, MA 01519

RE: Notice of Preliminary Subdivision
& Special Permit Filing
Bull Meadow, LLC
Mr. Gordon Lewis, Manager
Appaloosa Drive
Grafton, Massachusetts

Dear Mrs. Girouard,

Please note that this office submitted Preliminary Subdivision Plans, Special Permit Plans and corresponding application forms and supporting documents to the Town of Grafton Planning Board on August 27, 2014. The applicant for the Project is Bull Meadow, LLC., Mr. Gordon Lewis, Manager. The parcels that comprise the Project Site are shown on the Town of Grafton Assessors Maps as Map 31-Parcel 100, Map 32-Parcel 5A, Map 32 – Parcel 100, and Map 31 – Parcel 123.

For further information on the proposed Project please refer to the full application packet on file in the Planning Department offices or feel free to contact us with any questions.

Sincerely,



Patrick J. McCarty, PE
President