

J.M. GRENIER ASSOCIATES INC.
LAND PLANNING • CIVIL ENGINEERING

787 Hartford Turnpike
Shrewsbury, MA. 01545
Tel: 508-845-2500
Fax: 508-842-0800

March 13, 2015

Grafton Planning Board
30 Providence Road
Grafton, Massachusetts 01519

**RE: Definitive Subdivision
"Gristmill Village"
Map 97, Parcel 22A & Map 98 Parcel 2
Grafton, Massachusetts 01519**

Dear Members of the Board:

On behalf of Casa Builders & Developers Corp., we are hereby submitting an application for a Definitive Subdivision for a proposed ten (10) lot conventional subdivision to be known as "Gristmill Village"

The proposed subdivision site contains 20.0 acres of land located on the west side of Pleasant Street and the north side of Grist Mill Road and is comprised of two separate parcels identified on the Town of Grafton Assessor's Map as follows: Map 97 Parcel 22A and a portion of Map 98 Parcel 2.

The subject property currently contains a mixture of field and woodland, with 1.6 acres of wetlands located on the northern portion of the property. The property has access to Town Water and Town Sewer. The Definitive Plan shows a total of ten lots which will be served by two roadways in a "hammerhead" configuration with two cul-de-sac segments connecting to a main subdivision roadway utilizing one access off of Pleasant Street. The total length of roadways is 780 feet. The roadways are intended to be built and subsequently accepted by the Town as public ways.

The portion of the site to be developed is primarily limited to areas of low slopes and existing field and brush. There will be minimal disturbance to existing wooded areas on site and the northern portion of the property will remain undisturbed as a result of this development. No disturbance is proposed within 100 feet of any wetland resource area.

On May 19, 2014 the Grafton Planning Board approved with conditions a Special Permit for a Major Residential Development utilizing the Conventional Development Plan for "Gristmill Village".

Attached is a summary of all requested waivers from the Subdivision Rules and Regulations. The first waiver request was granted as part of the Special Permit decision. We are requesting three additional waivers at this time with respect to length of a dead end street and minimum cover required over sewer and drain pipes.

This submittal includes the following:

- Cover Letter
- Appendix A: Waiver Request
- Completed Application Package including:
 - Application for Approval of a Definitive Plan
 - Area Within a Subdivision
 - Land Surveyor's Certificate
 - Engineer's Certificate
 - Verification of Proposed Street Names
 - Project Information Summary (PIS)
- Certificate of Good Standing
- Certified List of Abutters including Two (2) sets of Mailing Labels and Stamped Envelopes
- Six (6) full size copies of the plans titled "Gristmill Village" Definitive Plan Conventional Development, 17 Sheets, dated March 13, 2015
- Twenty-Two (22) 11x17 copies of the plans titled "Gristmill Village" Definitive Plan Conventional Development, 17 Sheets, dated March 13, 2015
- Two (2) copies of Stormwater Management Report, dated March 13, 2015
- Checks for the following:
 - Definitive Plan Application Fee in the amount of \$2,500.00
 - Definitive Plan Peer Review Fee in the amount of \$2,000.00
 - Waiver Request Fee in the amount of \$800.00
 - Legal Advertising Fee in the amount of \$112.00

One (1) copy of the application package and subdivision plans has been filed with the Town Clerk.

We trust that you will find the material included in this application complete and to your satisfaction. Please feel free to contact our office should you have any questions or require additional information. We look forward to presenting the project to the Board in detail at a scheduled public hearing. Thank you for your attention to this submission.

Respectfully,



John M. Grenier, P.E.
J.M. Grenier Associates, Inc

cc: Casa Builders & Developers Corp. (applicant)

Attachment A: Waiver Request

We herewith request the following waivers from the requirements of the Rules and Regulations Governing the Subdivision of Land in Grafton, Massachusetts:

1. From 4.1.3.6. Streets shall be laid out so as to intersect with adjacent streets or adjacent unsubdivided land at intervals of from six hundred feet (600') to twelve hundred feet (1200').

At the intersection of Millstone Drive and Pleasant Street the offset is 550 feet from Sunrise Avenue to the north and 400 feet from Grist Mill Road to the South.

For the intersection of Millstone Drive Pleasant Street, the sight distances are 390 feet to the north and greater than 500 feet to the south. This meets the American Association of State Highway Transportation Officials (AASHTO) intersection and stopping sight distance standards for a design speed of 30 miles per hour, which are 335 feet and 200 feet respectively.

The subdivision meets all applicable AASHTO sight distance standards. It should also be noted that many other existing roadways intersecting with Pleasant Street do not have 600 foot offsets to each other, including Sunrise Avenue and Cedar Hill Drive, Cedar Hill Avenue and Peters Way, and Hudson Avenue and Gary Circle. These offsets do not appear to be cause of any safety issues at these locations.

2. From 4.1.6.3. However, if they are necessary for subdivisions with minor streets or common driveways, dead end streets and their extensions or segments, if any, shall not be shorter than one hundred fifty feet (150'), nor longer than five hundred feet (500').

The roadway length from the center of both cul-de-sacs on Greystone Drive to the intersection on Millstone Drive with Pleasant Street is five hundred ninety nine feet (599').

This waiver is consistent with waivers that have been granted by the Board for similar projects. We believe, as has the Planning Board in the past, that granting of this waiver does not pose a safety concern.

3. From 5.3.2. Sewers shall be installed in the center of the street nearly as practical at a minimum depth of seven feet six inches (7' 6") of cover in the travelled way.

The minimum cover of the sewer at the intersection of Pleasant Street and Millstone Drive is five feet two inches (5' 2").

This waiver allows gravity flow in the sewer system from the subdivision to the nearest available sewer manhole, at the intersection of Pleasant Street and Grist Mill Road, when locating the sewer in the roadway layout as recommended by Department of Public Works.

4. From 5.4.2.2. At least four feet (4') of cover will be required over drain pipes. Where special conditions of topography and/or hydrology are deemed to justify the Board's approval of pipe with less than four feet (4') of cover the Board may require other materials or methods of construction to meet such conditions.

The minimum cover over the drain pipes on Millstone Drive at the intersection with Pleasant Street is two feet two inches (2' 2")

This waiver allows sufficient separation between the drain line and the gravity sewer line at this location.

We trust that you will find the material included in this application complete and to your satisfaction. Please feel free to contact our office should you have any questions or require additional information. We look forward to presenting the project to the Board in detail at a scheduled public hearing. Thank you for your attention to this submission.

Respectfully,

John M. Grenier, P.E.
J.M. Grenier Associates, Inc

cc: Casa Builders & Developers Corp. (applicant)



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

PLANNING BOARD

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

Application No. _____

DATE: 3/13/15

APPLICANT & PROPERTY OWNER INFORMATION

NAME Casa Builders & Developers Corp. PHONE (508) 560-9440

ADDRESS P.O. Box 1205 Westborough, MA 01581

NAME OF PROPERTY OWNER (if different from Applicant) Maintanis Realty Trust (Map 97 Parcel 22A)
William J. & Mary J. Maintanis & Stephen A. Wilson (Map 98 Parcel 2)

Deed recorded in the Worcester District Registry of Deeds Book 43189/162 & Page 29119/38

CONTACT INFORMATION

NAME Steve Venincasa PHONE (508) 560-9440

ADDRESS P.O. 1205 Westborough, MA 01581

PROJECT LOCATION:

STREET AND NUMBER 4 Grist Mill Road & 102 Pleasant Street

ZONING DISTRICT R-40 ASSESSOR'S MAP Map 97 Parcel 22A LOT #(S) & Map 98 Parcel 2

PROJECT/PLAN INFORMATION:

PLAN TITLE "Gristmill Village" Definitive Plan Conventional Development PLAN DATED: 3/13/15

PREPARED BY (Engineer) J.M. Grenier Associates Inc.

ADDRESS 787 Hartford Turnpike Shrewsbury, MA 01545 PHONE (508) 845-2500

Said plan has x has not _____ evolved from a preliminary plan submitted to the Board on (date) 10/28/2013
 and approved (with modifications) _____ disapproved x on (date) 5/21/2014

This plan has x has not _____ evolved from a Special Permit # 2013-9 granted on (date) 5/21/2014
 and recorded in Worcester District Registry of Deeds - Book _____ Page _____

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:

By Grist Mill Road to the south and Pleasant Street to the east

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 William J. & Mary J. Maintanis

by deed dated 4/6/2007 & 1/28/2003 and recorded in the Worcester District Registry of Deeds Book 43189/162 Page & 29119/38 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 [Signature] Date: 3/9/15

Property Owner's Signature (if not Applicant) [Signature] Date: 2/25/15



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PLANNING BOARD

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

Application No. _____

AREA WITHIN A SUBDIVISION

NAME OF APPLICANT: _____ Casa Builders & Developers Corp.

NAME OF SUBDIVISION: _____ "Gristmill Village"

LOCATION OF SUBDIVISION: _____ North of Grist Mill Road and West of Pleasant Street

ASSESSOR'S MAP Map 97 Parcel 22A **LOT** & Map 98 Parcel 2

A. Total area of original tract shown in this subdivision equals _____ 19.98 ac.

(1) Area in lots - Nos. 1, 2, 3, etc., equals _____ 17.11 ac.

(2) Area in street ROW's - A, B, C, etc., equals _____ 1.13 ac.

(3) Area reserved for parks, bikeways, etc., equals _____ 1.74 ac.

B. Total area of subdivision (should equal A above) _____ 19.98 ac.

(1) Street A equals _____ 0.47 ac.

(2) Street B equals _____ 0.66 ac.

(3) Street C equals _____ n/a

C. Total area of street ROW's (should equal A2 above) _____ 1.13 ac.

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

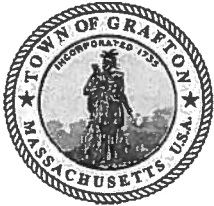
Sewer Easements equal _____ n/a

Drainage Easements equal _____ 1.72 ac.

Utility Easements equal _____ n/a

Other (specify) _____ 0.02 ac. (snow easements)

Total (should equal A3) _____ 1.74 ac.



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PLANNING BOARD

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

Application No. _____

LAND SURVEYOR'S CERTIFICATE

DATE: 3/13/15

NAME OF APPLICANT: Casa Builders & Developers Corp.

NAME OF SUBDIVISION: "Gristmill Village"

LOCATION OF SUBDIVISION: North of Grist Mill Road and West of Pleasant Street

ASSESSOR'S MAP Map 97 Parcel 22A LOT LOT & Map 98 Parcel 2

To the Planning Board of the Town of Grafton:

In preparing the plan entitled Definitive Plan Subdivision of Land Entitled "Gristmill Village"
 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 William J. & Mary J. Maintanis to Maintanis Realty Trust
 dated 4/6/2007 and recorded in the Worcester South Registry in
 Book 43189/162, page & 53114/322
2. Other plans, as follows: Worcester District Registry of Deeds Plan Book 447 Plan 10, Plan Book 684 Plan 31
Plan Book 697 Plan 55, Plan Book 745 Plan 115, Plan Book 755 Plan 104, Plan Book 766 Plan 72
Land Court Plan #28768
3. Oral information furnished by: Concrete Bound/Drill Hole found on northerly side Pleasant Street shown on
Plan Book 766 Plan 72
4. Actual measurement on the ground from a starting point established by: Other monuments found as shown
on plans referenced above
5. Other sources: _____

(Seal of Land Surveyor)



Signed Todd P. Chapin
 Registered Land Surveyor

Address: 8 Moore Lane
North Grafton, 01532



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PLANNING BOARD

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

Application No. _____

ENGINEER'S CERTIFICATE

DATE: 3/13/15

NAME OF APPLICANT: Casa Builders & Developers Corp.

NAME OF SUBDIVISION: "Gristmill Village"

LOCATION OF SUBDIVISION: North of Grist Mill Road and West of Pleasant Street

ASSESSOR'S MAP Map 97 Parcel 22A LOT & Map 98 Parcel 2

To the Planning Board of the Town of Grafton:

In preparing the plan entitled "Gristmill Village" Definitive Plan Conventional Development
 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 William J. & Mary J. Maintanis Maintanis Realty Trust
4/6/2007 to William J. Maintanis, Mary J. Maintanis & Stephen A. Wilson
 dated 1/28/2003 and recorded in the Worcester South Registry in
 Book 43189/162, page & 29119/38.

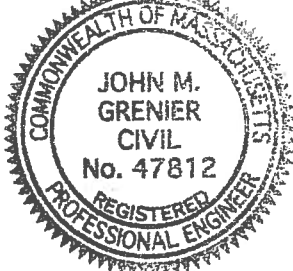
2. Other plans, as follows: Worcester District Registry of Deeds Plan Book 447 Plan 10, Plan Book 684 Plan 31
Plan Book 697 Plan 55, Plan Book 745 Plan 115, Plan Book 755 Plan 104, Plan Book 766 Plan 72
Land Court Plan #28768

3. Oral information furnished by: _____

4. Actual measurement on the ground from a starting point established by: _____

5. Other sources: _____

(Seal of Engineer)



Signed John M. Grenier
 Registered Professional Engineer

Address: 787 Hartford Turnpike
Shrewsbury, MA 01545



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PLANNING BOARD

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

Application No. _____

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: 3/17/15

NAME OF APPLICANT: Casa Builders & Developers Corp.

NAME OF SUBDIVISION: "Gristmill Village"

LOCATION OF SUBDIVISION: North of Grist Mill Road and west of Pleasant Street

ASSESSOR'S MAP Map 97 Parcel 22A LOT LOT & Map 98 Parcel 2

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

- Millstone Drive
- Greystone Drive
- _____
- _____
- _____
- _____

John M. Linn (AGENT FOR APPLICANT)
 Applicant's Signature

2-10-15
 Date

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

- are acceptable as submitted
- are not acceptable as submitted

Comments _____

Paul D. [Signature]
 Police Chief's Signature

2/12/15
 Date



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PLANNING BOARD

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

PROJECT INFORMATION SUMMARY (PIS)

INSTRUCTION SHEET

DATE: 3/13/15

NAME OF APPLICANT: Casa Builders & Developers Corp.

NAME OF PROJECT: "Gristmill Village"

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.

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

TOWN OF GRAFTON
PROJECT INFORMATION SUMMARY

Project: "Gristmill Village"
Owner: Casa Builders & Developers Corp.

PART I – GENERAL INFORMATION

Name of Project: "Gristmill Village"

Name and Address of Owner: Casa Builders & Developers Corp. (Name) P.O. Box 1205 (Street) Westborough, MA 01581 (City, State, Zip) Business Phone # (508) 560-9440 Contact Person: Steve Venincasa	Name and Address of Consultant/Engineer: J.M. Grenier Associates, Inc. (Name) 787 Hartford Turnpile (Street) Shrewsbury, MA 01545 (City, State, Zip) Business Phone # (508) 845-2500 Phone: (508) 560-9440
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Description of Project: (Briefly describe type of project): 10 lot single family residential conventional subdivision

A. PROJECT INFORMATION

1. Variance or Special Permit – Specify: Major Residential Development Special Permit
Rezoning – From: _____ To: _____
 Residential Development - # of Units: 10

Business Development – Type: _____
Industrial Development – Type: _____
Flexible Development/ PUD/ Cluster
2. Location of Project:
 - a. Address: 4 Grist Mill Road & 102 Pleasant Street
 - b. Distance and direction from nearest intersection(s): 550 feet to Sunrise Avenue to north
and 400 feet to Grist Mill Road to south
 - c. Assessor's Map(s) # Map 97 Parcel 22A & _____, Lot(s)# Map 98 Parcel 2
3. Present Zoning R-40
4. Dominant zoning within ¼ mile of site: R-40 & R-20
5. Present land use: Vacant w/woods and field
6. Dominant land use within ¼ mile of site: Single family residential

PART I – GENERAL INFORMATION - continued

Project Extent

- a. Total number of acres in parcel: 19.98 acres
 - b. Number of acres already developed: 0 acres
 - c. Number of acres to be developed under this application: 6.93 acres
 - d. Anticipated construction dates – from July 2015 to December 2017
 - e. Anticipated capital expenditure: \$ 3,600,000
 - f. If expansion of existing project : _____ % 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	3.46	acres	6.22	acres
Forested	13.69	acres	11.08	acres
Active Agriculture	0	acres	0	acres
Idle Agriculture	1.58	acres	0	acres
Chapter 131 Classified Wetland	1.25	acres	1.25	acres
Water Surface Area (ponds, lakes, streams)	0	acres	0	acres
Unvegetated (rock, gravel)	0	acres	0	acres
Roads, Buildings, Pavement	0	acres	1.43	acres
Active Recreation Facility	0	acres	0	acres
Other (specify): _____		acres		acres
Total:	19.98	acres	19.98	acres

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

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

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 x YES (specify on separate sheet)

C. PLANNING CONSIDERATIONS

- 1. Is the site served by:
a. Sanitary sewer x Septic Systems Other
b. Drainage
c. Public water x Wells Other
d. Natural Gas x
e. Other utilities (specify)

2. Is the site contiguous to any of the following?
State Road
County Road
x 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 x YES
Is the site presently used by the community as open space or recreation area? NO x YES

6. Will the project result in any major visual impacts? NO x YES

7. Will the project affect any important views or vistas? NO x 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

10. Has any provision been made for solar or other alternative sources of energy for this project?
NO x YES If YES, specify

11. Has provision been made for siting the project to make use of natural solar heating or shading?
NO YES x

12. Will this project require the relocation of any other project or facility? NO x YES

PART II - GEOLOGY & HYDROLOGY

A. What is the predominant soil type(s) on the project site? Canton, Paxton, Chatfield-Hollis

B. What is the depth to bedrock? 0 to 10+ feet
(Information Source: Field survey, soil testing performed on site)

C. Are there any bedrock outcroppings on the site? NO YES x

D. What is the general slope of the land?
0-10% x 10-15% 15% or greater x

E. What is the depth to the water table? >10 Feet
(Information Source: Soil testing performed on site)

F. Will surface area of any existing lakes, ponds, streams, or other surface water areas be increased or decreased by the project? NO x YES (Specify on separate sheet)

G. Will any stream channels be modified? NO x YES

H. What additional percentage of the site will be covered by impervious materials as a result of this project? 7.2 % 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 x
(If YES, please attach a narrative explanation on separate sheet.)

J. Are there any existing drainage problems on the site, upstream, or downstream?
NO x YES (If YES, please attach a narrative explanation on a separate sheet.)

K. How much on-site storage of runoff will be provided? 1.45 acre-feet

L. Are Sedimentation ponds to be provided? NO YES x

M. Are retention ponds to be provided? NO x YES Temporary Permanent
Are detention ponds to be provided? NO YES x Temporary Permanent x

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 1,600 cubic yards

Topsoil 0 cubic yards

Subsoil. 0 cubic yards

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

Rock 0 cubic yards

Topsoil 2,500 cubic yards

Subsoil. 2,500 cubic yards

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

134,000 square feet

E. Are there any plans for revegetation? NO _____ YES x (specify on separate sheet)

F. Will blasting occur during construction? NO x YES _____

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

_____ All construction related waste will be disposed of through a licensed waste hauler. Vegetation waste will be _____ chipped and either used on site or hauled offsite.

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

Cut: NO _____ YES x

Fill: NO x YES _____

I. What will be the maximum gradient of roadways within the project? 2.5%

What will be the maximum gradient of driveways within the project? 5%

What will be the gradient of roadways within the project? 2.0% to 2.5%

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	MRD Special Permit Subdivision Approval	10/28/13 3/13/15	5/21/14
Board of Appeals			
Regional Agency			
Board of Health			
Highway Department			
Mass. Dept. of Public Health			
Mass. D.E.P. Sewer Ext.	Yes		
MEPA			
Other			
Mass. Highway			
Other State Agency			
US Army Corps. Engineers			
US Environmental Protection Agency	Construction General Permit		
Other Federal Agency			
Other State Agency			
Other Municipal Agency	Stormwater Management Permit	3/13/15	
Regional Agency			

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 _____

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 land fill)?
 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

Project: "Gristmill Village"

PROJECT INFORMATION SUMMARY

Owner: Casa Builders & Developers Corp.

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: 3/13/15

Preparer's Name (Please print) John Grenier, P.E.

Preparer's Signature 

Title: Principal/Owner

Company (if applicable): J.M. Grenier Associates, Inc.

Representing: Casa Builders & Developers Corp.

Tammy Kalinowski
Tammy Kalinowski, Office Manager

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP	BK	PG
110/089.0-0000-0002.0	17 BARBARA JEAN STREET	SANTOS CELSO DOS JR	DE ANDRADE SORAIA BORGES	17 BARBARA JEAN STREET	33 BARBARA JEAN STREET	GRAFTON	MA	01519	49147	41
110/089.0-0000-0003.0	19 BARBARA JEAN STREET	MARIANO JOSE ROBERTO G	MARIANO IRENE MARIE T	19 BARBARA JEAN STREET		GRAFTON	MA	01519	33874	159
110/089.0-0000-0005.0	23 BARBARA JEAN STREET	SALIG RONALD J	SALIG MARIE A	23 BARBARA JEAN STREET		GRAFTON	MA	01519	43977	305
110/089.0-0000-0006.0	25 BARBARA JEAN STREET	MITCHELL JOSEPH R	MITCHELL DIANA G	25 BARBARA JEAN STREET		GRAFTON	MA	01519	6971	191
110/089.0-0000-0007.0	27 BARBARA JEAN STREET	DISTEFANO MICHAEL P,	DISTEFANO MAUREEN J	27 BARBARA JEAN STREET		GRAFTON	MA	01519	6905	383
110/089.0-0000-0008.0	29 BARBARA JEAN STREET	GILBERTSON JENNIFER		29 BARBARA JEAN STREET		GRAFTON	MA	01519	48924	20
110/089.0-0000-0009.0	31 BARBARA JEAN STREET	WISSELL PHILIP A	BROWNE ELLEN E	31 BARBARA JEAN STREET		GRAFTON	MA	01519	24325	382
110/089.0-0000-0010.0	33 BARBARA JEAN STREET	COLLOTTA STEVEN S LIFE ESTATE	COLLOTTA STEVEN S/JOY G TRUSTEE	COLLOTTA REALTY TRUST		GRAFTON	MA	01519	40979	297
110/089.0-0000-0011.0	35 BARBARA JEAN STREET	MILHEM KENNETH L & ALBERTA J	MILHEM 2008 REALTY TRUST	35 BARBARA JEAN STREET		GRAFTON	MA	01519	43336	37
110/089.0-0000-0036.0	37 BARBARA JEAN STREET	CATACCHIO THOMAS P		PO BOX 34		GRAFTON	MA	01519	7294	297
110/089.0-0000-0035.0	34 BARBARA JEAN STREET	OSKIN CHRISTOPHER L	OSKIN ROBYN A	34 BARBARA JEAN STREET		GRAFTON	MA	01519	38216	196
110/089.0-0000-0037.0	32 BARBARA JEAN STREET	SOWYRDA MICHAEL	SOWYRDA KATHLEEN M	32 BARBARA JEAN STREET		GRAFTON	MA	01519	16313	164
110/089.0-0000-0038.0	30 BARBARA JEAN STREET	AIELLO DOMINICK V	AIELLO CELESTE C	30 BARBARA JEAN STREET		GRAFTON	MA	01519	9094	365
110/089.0-0000-0039.0	28 BARBARA JEAN STREET	DOHENY NEIL	CROWE LORRAINE J	28 BARBARA JEAN STREET		GRAFTON	MA	01519	41525	295
110/089.0-0000-0040.0	26 BARBARA JEAN STREET	BLANCHARD DAVID TRUSTEE	BLANCHARD FAMILY IRREVOCABLE	26 BARBARA JEAN STREET		GRAFTON	MA	01519	35276	336
110/089.0-0000-0041.0	24 BARBARA JEAN STREET	THOMAS BRIAN W JR	THOMAS TANIA	24 BARBARA JEAN STREET		GRAFTON	MA	01519	51536	130
110/089.0-0000-0042.0	22 BARBARA JEAN STREET	PATEL MICHAEL	SUTHERLAND SUSAN	22 BARBARA JEAN STREET		GRAFTON	MA	01519	32952	327
110/089.0-0000-0043.0	20 BARBARA JEAN STREET	WAKELIN ROBERT M & CHERI D TRU	WAKELIN ROBERT M	20 BARBARA JEAN STREET		GRAFTON	MA	01519	50600	288
110/090.0-0000-0001.0	86 PLEASANT STREET	KALINOWSKI THEODORE E	KALINOWSKI TAMMY M	86 PLEASANT STREET		GRAFTON	MA	01519	20589	162
110/090.0-0000-0005.0	72 PLEASANT STREET	KERN THOMAS D JR & MOREL MARCELLE TRUSTEE	GAREAU PETER R	84 PLEASANT STREET		GRAFTON	MA	01519	31631	263
110/090.0-0000-0103.0	4 CEDAR HILL DRIVE	DESCHENEUX PETER M	MARGARET M KERNLIVING TRUST	1702 BURNLEY AVENUE		CHARLOTTESVILLE	VA	22903	52413	261
110/090.0-0000-0104.0	6 CEDAR HILL DRIVE	SCOBELL-MUNER LYNNETTE	TELESE CARMELA L	4 CEDAR HILL DRIVE		GRAFTON	MA	01519	72	14273
110/090.0-0000-0105.0	7 CEDAR HILL DRIVE	FLYNN KERRY E	MOUNARI KEVIN	6 CEDAR HILL DRIVE		GRAFTON	MA	01519	14960	
110/090.0-0000-0106.0	3 CEDAR HILL DRIVE	FLYNN CONELIUS J	TAYLOR MAUREEN A	7 CEDAR HILL DRIVE		GRAFTON	MA	01519	69	13764
110/090.0-0000-0107.0	1 CHRISTOPHER DRIVE	GRAFTON TOWN OF	ESPER KAREN E	5 CEDAR HILL DRIVE		GRAFTON	MA	01519	73	14455
110/097.0-0000-0226.0	8 GRIST MILL ROAD	WOOD ROBERT A	WOOD TRACY L	3 CEDAR HILL DRIVE		GRAFTON	MA	01519	69	13718
110/097.0-0000-0042.0	18 FITZPATRICK ROAD	AMBERS CURTIS M		30 PROVIDENCE ROAD		GRAFTON	MA	01519	32824	139
110/097.0-0000-0018.0	110 PLEASANT STREET	GIOVANNUCCI CLIFFORD C		8 GRIST MILL ROAD		GRAFTON	MA	01519	27459	283
110/097.0-0000-0019.0	108 PLEASANT STREET	CRAY DANIEL P	GIOVANNUCCI DEBRA A	18 FITZPATRICK ROAD		GRAFTON	MA	01560	18351	2
110/097.0-0000-0022.0	4 GRIST MILL ROAD	WILSON STEPHEN A TRUSTEE	CRAY JENNIFER M	110 PLEASANT STREET		S GRAFTON	MA	01560	50526	91
110/097.0-0000-0043.0	9 GRIST MILL ROAD	CARLSON PETER R	MAINTANIS REALTY TRUST	102 PLEASANT STREET		GRAFTON	MA	01519	43189	162
110/097.0-0000-0045.0	3 BARBARA JEAN STREET	KURAS JOSEPH E	CARLSON WENDY LEA	11 GRIST MILL ROAD		GRAFTON	MA	01519	40344	250
110/097.0-0000-0046.0	5 BARBARA JEAN STREET	FITZPATRICK ROBERT JR	KURAS MARYELLEN	9 GRIST MILL ROAD		GRAFTON	MA	01519	6400	153
110/097.0-0000-0047.0	7 BARBARA JEAN STREET	WARFIELD JEFFREY	ROOS DANIELLE L	1 BARBARA JEAN STREET		GRAFTON	MA	01519	15827	194
110/097.0-0000-0048.0	9 BARBARA JEAN STREET	MASTERTON RICHARD W	FITZPATRICK KATHLEEN A	3 BARBARA JEAN STREET		GRAFTON	MA	01519	14922	299
110/097.0-0000-0050.0	11 BARBARA JEAN STREET	BERUBE RICHARD D	WARFIELD MARGARET	5 BARBARA JEAN STREET		GRAFTON	MA	01519	37735	356
110/097.0-0000-0051.0	13 BARBARA JEAN STREET	ELMORE GAIL L	MASTERTON PHYLLIS A	7 BARBARA JEAN STREET		GRAFTON	MA	01519	7143	104
110/097.0-0000-0052.0	15 BARBARA JEAN STREET	BILLINGS NEIL E	BERUBE BEVERLY A	9 BARBARA JEAN STREET		GRAFTON	MA	01519	8172	105
110/097.0-0000-0053.0	16 BARBARA JEAN STREET	HARDIMAN DENNIS P	ELMORE GEORGE L	11 BARBARA JEAN STREET		GRAFTON	MA	01519	47013	48
110/097.0-0000-0054.0	14 BARBARA JEAN STREET	BARLAR KRISTEN J	BILLINGS NANCY M	13 BARBARA JEAN STREET		GRAFTON	MA	01519	45065	305
110/097.0-0000-0055.0	12 BARBARA JEAN STREET	HENNING DAVE K	HARDIMAN YVETTE A	15 BARBARA JEAN STREET		GRAFTON	MA	01519	12366	227
110/097.0-0000-0056.0	10 BARBARA JEAN STREET	MCALEY ANNA	HENNING KAREN M	16 BARBARA JEAN STREET		GRAFTON	MA	01519	7852	192
110/097.0-0000-0057.0	8 BARBARA JEAN STREET	SPRINGBOB RICHARD A	HENNING YVETTE A	14 BARBARA JEAN STREET		GRAFTON	MA	01519	34303	160
110/097.0-0000-0058.0	6 BARBARA JEAN STREET	SABATINI ANTHONY P	SPRINGBOB PATRESE M	12 BARBARA JEAN STREET		GRAFTON	MA	01519	32530	234
110/097.0-0000-0059.0	4 BARBARA JEAN STREET	HART KEVIN F	HART CLAIRE M	10 BARBARA JEAN STREET		GRAFTON	MA	01519	36143	114

110/097.0-0000-0059.A	60 REAR BARBARA JEAN STREET	GRAFTON TOWN OF	30 PROVIDENCE ROAD	GRAFTON	MA 01519 10899	47
110/097.0-0000-0060.0	2 BARBARA JEAN STREET	REHAL RAMANDEEP K	2 BARBARA JEAN STREET	GRAFTON	MA 01519 48402	285
110/097.0-0000-0080.0	6 GRIST MILL ROAD	HOLLAND GERALD F	6 GRIST MILL ROAD	GRAFTON	MA 01519 21816	338
110/098.0-0000-0001.0	104 PLEASANT STREET	GWOZDOWSKI JENNIE ESTATE OF	127 KEITH HILL ROAD	S GRAFTON	MA 01560 9236	206
110/098.0-0000-0002.0	102 PLEASANT STREET	MAINTAMIS WILLIAM J AND MARY	102 PLEASANT STREET	GRAFTON	MA 01519 29119	38
110/098.0-0000-0002.H	92 PLEASANT STREET	PHAN VINH H	2021 SHELL RING CIRCLE	MOUNT PLEASANT	SC 29466 25500	359
110/098.0-0000-0002.I	94 PLEASANT STREET	WAJER KEVIN	94 PLEASANT STREET	GRAFTON	MA 01519 24095	210
110/098.0-0000-0002.J	96 PLEASANT STREET	KAUFMAN LEE	96 PLEASANT STREET	GRAFTON	MA 01519 26023	257
110/098.0-0000-0003.0	90 PLEASANT STREET	HENDERSON MICHAEL G	90 PLEASANT STREET	GRAFTON	MA 01519 36928	219
110/098.0-0000-0008.0	109 PLEASANT STREET	MASK ELECTRIC	90 PLEASANT STREET	GRAFTON	MA 01519 2522	104
110/098.0-0000-0054.0	91 PLEASANT STREET	WASKO JOSEPH A	40 SYLVAN ROAD	WALTHAM	MA 02451 2522	104
110/098.0-0000-0055.0	93 PLEASANT STREET	DUJNIC-CHERYL	91 PLEASANT STREET	GRAFTON	MA 01519 52156	171
110/098.0-0000-0056.0	95 PLEASANT STREET	SIMPSON PETER T	93 PLEASANT STREET	GRAFTON	MA 01519 8803	84
110/098.0-0000-0057.0	97 PLEASANT STREET	CARIGNAN JAMES A	95 PLEASANT STREET	GRAFTON	MA 01519 41178	330
110/098.0-0000-0058.0	99 PLEASANT STREET	CONLON BRYAN MICHAEL	97 PLEASANT STREET	GRAFTON	MA 01519 33482	399
110/098.0-0000-0059.0	101 PLEASANT STREET	PORTER EDWARD I	99 PLEASANT STREET	GRAFTON	MA 01519 52489	62
110/098.0-0000-0060.0	103 PLEASANT STREET	O'REILLY THOMAS	101 PLEASANT STREET	GRAFTON	MA 01519 8123	108
110/098.0-0000-0060.0	103 PLEASANT STREET	O'REILLY THOMAS	103 PLEASANT STREET	GRAFTON	MA 01519 36126	278
110/098.0-0000-0061.0	2A POWERLINE DRIVE	COLOGNESI ELIZABETH A	103 PLEASANT STREET	GRAFTON	MA 01519 36126	278
110/098.0-0000-0063.0	2 CHERYL DRIVE	MOLLO JOHN P	2A POWERLINE DRIVE	GRAFTON	MA 01519 23708	380
110/098.0-0000-0064.0	4 CHERYL DRIVE	FILLERS NANCY L	2 CHERYL DRIVE	GRAFTON	MA 01519 9597	196
110/098.0-0000-0065.0	6 CHERYL DRIVE	O'CONNELL PATRICK A	4 CHERYL DRIVE	GRAFTON	MA 01519 33410	328
110/098.0-0000-0066.0	8 CHERYL DRIVE	YOEUNG KIM	6 CHERYL DRIVE	GRAFTON	MA 01519 12871	98
110/098.0-0000-0067.0	10 CHERYL DRIVE	SPRING JOHN N	8 CHERYL DRIVE	GRAFTON	MA 01519 14419	309
110/098.0-0000-0068.0	12 CHERYL DRIVE	DORE RANDOLPH B	10 CHERYL DRIVE	GRAFTON	MA 01519 39191	21
110/098.0-0000-0069.0	14 CHERYL DRIVE	RECCHIA ROBERT W	12 CHERYL DRIVE	GRAFTON	MA 01519 7874	187
110/098.0-0000-0070.0	2 POWERLINE DRIVE	CAMPANALE KATHLEEN T	16 PUTNAM LANE	GRAFTON	MA 01519 18372	20
110/098.0-0000-0073.0	13 CHERYL DRIVE	CLARK CHRISTOPHER M	2 POWERLINE DRIVE	GRAFTON	MA 01519 12245	79
110/098.0-0000-0075.0	11 CHERYL DRIVE	MISTERKA ROBERT M	13 CHERYL DRIVE	GRAFTON	MA 01519 49681	388
110/098.0-0000-0077.0	9 CHERYL DRIVE	CANDELA SUSAN A LIFE ESTATE	11 CHERYL DRIVE	GRAFTON	MA 01519 6489	7
110/098.0-0000-0079.0	7 CHERYL DRIVE	BATE ALAN FRANK	9 CHERYL DRIVE	GRAFTON	MA 01519 45830	233
			7 CHERYL DRIVE	GRAFTON	MA 01519 47294	161