



**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  
 planningdept@grafton-ma.gov

**PLANNING BOARD**

**APPLICATION FOR APPROVAL OF A MODIFIED DEFINITIVE PLAN**

Application No. DP 2016-1 Modification # 2

**APPLICANT & PROPERTY OWNER INFORMATION**

Project # DP 2016-1.2

NAME D&F Afonso Builders, Inc.

STREET 189 Main Street CITY/TOWN Milford

STATE MA ZIP 01757 TELEPHONE (508)400-2436

NAME OF PROPERTY OWNER (if different) \_\_\_\_\_

Deed recorded in the Worcester District Registry of Deeds Book 34122 Page 57

**CONTACT INFORMATION**

NAME Dominic Afonso

STREET 189 Main Street CITY/TOWN Milford

STATE MA ZIP 01757 TELEPHONE (508)400-2436

**PROJECT LOCATION:**

STREET AND NUMBER 100 Westboro Road & Institute Road, North Grafton

ZONING DISTRICT OLI/R20 ASSESSOR'S MAP 22 LOT #(S) 12

**PROJECT/PLAN INFORMATION:**

PLAN TITLE "The Village at Institute Road" a Definitive Conventional Subdivision

PLAN DATED: Sept. 26, 2016 REVISED THROUGH June 27, 2018

Deed recorded in the Worcester District Registry of Deeds (WDRD) Book 34122 Page 57

Certificate of Plan Approval recorded in WDRD Book 58546 Page 105-127

PREPARED BY (Engineer) Guerriere & Halnon, Inc.

STREET 1029 Providence Road CITY/TOWN Whitinsville

STATE MA ZIP 01588 TELEPHONE (508)234-6834

The requested modification(s) is/are as follows (describe plan information, condition number(s), etc.)

Respectfully requesting a two-year time extension for the construction of the Definitive Subdivision Plan "Village at Institute Road".

\_\_\_\_\_  
 \_\_\_\_\_

Town of Grafton  
Application for Approval of a Modified Definitive Plan

Describe in detail the status of the project relative to construction of ways and municipal service (attach separate sheet).

This project is guaranteed by:

Covenant   X   Bond \_\_\_\_\_ Passbook \_\_\_\_\_ Other \_\_\_\_\_

Provide all relevant information (document number, date, amount, purpose) of each instrument:

  See attached executed covenant agreement.  

The undersigned's title to said land is derived from   Commonwealth of Massachusetts  

by deed dated   7/13/2004   and recorded in the Worcester District Registry of Deeds Book   34122  , Page   57  ,  
registered in the   Worcester   Registry District of Land Court, Certificate of Title No. \_\_\_\_\_;  
and said land is free of encumbrances except for the following: \_\_\_\_\_

Any /all mortgages must assent / comment to this application)   N/A  

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

Applicant's Signature   Domingos Afonso Pres.  

Date:   12/23/2022  

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 1170 • FAX: (508) 839-4602  
 www.grafton-ma.gov

**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 checked="" type="checkbox"/> Conservation	X	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input checked="" type="checkbox"/> Planning	X	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: \_\_\_\_\_

Pulte Homes of New England  
 c/o Essex Petric

D & F Afonso Builders, Inc.

\_\_\_\_\_  
 Petitioner Name

\_\_\_\_\_  
 Property Owner / Company Name

115 Flanders Rd, Suite 200

100 Westboro Road

\_\_\_\_\_  
 Petitioner Address

\_\_\_\_\_  
 Property Address

Westborough, MA 01581

Grafton, MA

\_\_\_\_\_  
 City, State, Zip

\_\_\_\_\_  
 City, State, Zip

(508)621-2404

\_\_\_\_\_  
 Phone

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

*Christine Atchue*

*Atchue*

*2/8/22*

\_\_\_\_\_  
 Treasurer / Collector Name (please print)

\_\_\_\_\_  
 Treasurer / Collector Signature

\_\_\_\_\_  
 Date

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	ADDRESS 2	CITY	ST	ZIP	BP	PG
012.0-0000-0001.B	124 WESTBORO ROAD	MASSACHUSETTS DEVELOPMENT FINANCE AGENCY		99 HIGH STREET, 11TH FLOOR		BOSTON	MA	02110	57193	195
012.0-0000-0020.0	122 WESTBORO ROAD	MASS COMMONWEALTH OF	DMH / DMR	1 ASHBURTON PLACE		BOSTON	MA	02108	1730	248
012.0-0000-0021.0	120 WESTBORO ROAD	MASS COMMONWEALTH OF	DMH / DMR	1 ASHBURTON PLACE		BOSTON	MA	02108	1730	248
012.0-0000-0022.0	100 WESTBORO ROAD	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0001.0	107 EAST STREET	GALE MICHAEL		107 EAST STREET		N GRAFTON	MA	01536	14914	61
020.0-0000-0022.0	71 REAR EAST STREET #REAR	GRAFTON TOWN OF	CONSERVATION RESTRICTION GLT	30 PROVIDENCE ROAD		GRAFTON	MA	01519	28497	258
020.0-0000-0023.0	81 EAST STREET REAR	GRAFTON TOWN OF	RECREATION 15 YR/ MUNICIPAL 30YR RESTRI	30 PROVIDENCE ROAD		GRAFTON	MA	01519	28497	258
020.0-0000-0045.0	91 EAST STREET	GRAFTON TOWN OF		30 PROVIDENCE ROAD		GRAFTON	MA	01519	28497	258
020.0-0000-0057.0	31 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0058.0	29 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0059.0	27 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0060.0	11 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0061.0	9 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0062.0	7 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0066.0	18 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0067.0	25 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0068.0	23 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0069.0	16 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0070.0	14 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0071.0	12 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0072.0	10 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0073.0	1 DYLAN WAY	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0074.0	3 DYLAN WAY	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0075.0	5 DYLAN WAY	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0076.0	7 DYLAN WAY	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0077.0	6 DYLAN WAY	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0078.0	35 INSTITUTE ROAD	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0079.0	4 DYLAN WAY	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0080.0	2 DYLAN WAY	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0081.0	8 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0082.0	6 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0083.0	4 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0084.0	2 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0085.0	1 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0086.0	3 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0087.0	5 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0088.0	7 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0089.0	9 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0090.0	11 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0091.0	13 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0092.0	15 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0093.0	17 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0094.0	19 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
020.0-0000-0095.0	21 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET TEST		MILFORD	MA	01757	34122	57
021.0-0000-0001.D	42 INSTITUTE ROAD	MASS COMMONWEALTH OF KEY PROGRAM	DEPT OF YOUTH SERVICES AND LABOR	ATTN: BARBARA MORTON	PO BOX 1380	WESTBOROUGH	MA	01581	0	0
021.0-0000-0001.E	33 INSTITUTE ROAD	MASS COMMONWEALTH OF	DEPT OF YOUTH SERVICES AND LABOR	27 WORMWOOD STREET SUITE 40C		BOSTON	MA	02210	1730	248

March 3, 2022

Grafton Planning Board  
Grafton Memorial Municipal Center  
30 Providence Road  
Grafton, MA 01519

**Re:** *Village at Institute Road*  
**Application for Approval of a Modified Definitive Plan**  
**DP 2016-1**

Dear Board Members,

Civil Design Group, LLC (CDG) represents Pulte Homes of New England, LLC (Pulte), who has recently reached an agreement with D&F Afonso Builders, Inc. (Afonso) to develop the *Village at Institute Road* single family residential subdivision located along Institute Road, approximately 650' south of the intersection with Westboro Road (Route 30). Pulte is excited to advance the approved definitive conventional development plans into construction and as part of the advancement of this project is submitting this minor modification application package.

Pulte is hereby requesting a two-year extension to the current construction completion deadline, set to expire on April 29, 2022, so that the new deadline to complete the subdivision would be April 29, 2024. Pulte is looking to advance into construction beginning in the spring of 2022. Additionally, in further developing the plans and advancing the site engineering to a construction level, Pulte has identified the need for a few adjustments to the approved permitting plans, as outlined below.

- We are submitting a revised construction phasing plan, sheet 27 of 35. After conducting soil testing and other geotechnical analysis and coordinating with site contractors and Pulte construction staff, the approach presented on the revised plan more accurately represents the sequence best suited to follow to construct this neighborhood effectively and efficiently.
- We are slightly adjusting the Limit of Work (LOW) line based on detailed construction level lot engineering/grading related to Pulte's selected home styles to meet today's market demand. The revised LOW line better represents the conditions associated with building this neighborhood. Great care was taken to only adjust the LOW line where needed.
- In accordance with Condition #D.13 of the definitive subdivision decision, Pulte is requesting the Planning Board's approval to construct driveway grades in excess of 10% on lots 24-29, 32, 33, 41, & 46. The slightly steeper grades will minimize earth movement on those lots, minimize the required cut and minimize the required limit of work. In all cases a flatter driveway area has been created proximate to the homes to maintain usable driveway space outside the garages. Please note that this request is in keeping with the approved definitive plans, which also contain grades exceeding 10% on several of the driveways.

# CIVIL DESIGN GROUP, LLC

ENGINEERING. LAND USE. PLANNING. PERMITTING.

21 High Street, Suite 207  
North Andover, MA 01845  
Tel 978.794.5400  
[www.cdengineering.com](http://www.cdengineering.com)

---

We appreciate your time in reviewing the attached application and meeting with us to discuss the modification to the approved subdivision plan for the *Village at Institute Road*.

Respectfully Submitted,

**CIVIL DESIGN GROUP, LLC**



Matthew A. Leidner, P.E.  
Principal

Enclosures



## PLANNING BOARD

**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 ext 1120 • FAX (508) 839-4602  
www.grafton-ma.gov

This form is being submitted as part of the package for DP 2016-1.2 Village at Institute Road Subdivision. There are no waivers being requested as part of this application package.

## WAIVER REQUEST FORM

Please select the waivers you are requesting, followed by a brief explanation as to why the waiver is needed:

### Site Plan Requirements (Section 1.3.3.3.d.)

A Site Plan prepared by a professional architect or registered professional engineer, at a scale of one inch equals forty feet (1" = 40'), or at such other scale as may be necessary to show all detail clearly and accurately. Sheet sizes shall not exceed twenty-four inches by thirty-six inches (24" x 36"), and shall not be less than eleven inches by seventeen inches (11" x 17"). If multiple sheets are used they shall be accompanied by an index sheet showing the entire parcel at an appropriate scale.

[Click here to enter text.](#)

(1.) Name and address of the person(s) submitting the application;

[Click here to enter text.](#)

(2.) Name and address of the owner(s) of the subject property(ies), if different;

[Click here to enter text.](#)

(3.) Present use(s) of the land and description and use(s) of existing building(s) thereon, if any;

[Click here to enter text.](#)

(4.) Proposed use(s) of the land;

[Click here to enter text.](#)

(5.) Proposed use(s) of existing buildings, if any;

[Click here to enter text.](#)

(6.) Description and proposed use(s) of the proposed building(s), if any;

[Click here to enter text.](#)

(7.) Zoning District(s) in which the parcel is located, including floodplain, if applicable;

[Click here to enter text.](#)

(8.) Locus Map (scale of 1"=1,000') and north arrow;

[Click here to enter text.](#)

(9.) Title Block containing: name of the project; applicant; property owner; property address and Assessor's Map/Lot number; date (with revisions); name, address and phone number, and the signature and seal of the professional architect or engineer preparing the plan;

[Click here to enter text.](#)

(10.) Wetlands, Ponds, Streams, or other water bodies, including all applicable buffer zones;

[Click here to enter text.](#)

(11.) Ownership of all abutting land and approximate location of buildings, driveways, and parking areas thereon within a maximum distance of two hundred feet (200') of the property lines;

[Click here to enter text.](#)

(12.) Existing and proposed topography at two-foot (2') elevation intervals;

[Click here to enter text.](#)

(13.) All property lines of the subject property, and all setbacks of buildings and parking areas from said lines, and existing and proposed easements, if any;

[Click here to enter text.](#)

(14.) Extent and type of all existing and proposed surfaces (pervious and impervious) on the property, including specific materials;

[Click here to enter text.](#)

(15.) Lot coverage calculations showing percentage of buildings, percentage of pavement, and percentage of open space/ landscaped areas;

[Click here to enter text.](#)

(16.) Parking calculations for proposed use(s), including all existing use(s) that will continue to exist on the property, if applicable;

[Click here to enter text.](#)

(17.) Calculations of the volume of earth material to be removed or filled on the property, and delineation of the location(s) of such activity;

[Click here to enter text.](#)

(18.) Driveways and driveway openings/entrances;

[Click here to enter text.](#)

(19.) Parking and loading spaces;

[Click here to enter text.](#)

(20.) Service areas and all facilities for screening;

[Click here to enter text.](#)

(21.) Landscaping;

[Click here to enter text.](#)

(22.) Lighting;

[Click here to enter text.](#)

(23.) Proposed signs (business, traffic, etc.);

[Click here to enter text.](#)

(24.) Sewage, refuse and other waste disposal;

[Click here to enter text.](#)

(25.) Stormwater management facilities (drainage);

[Click here to enter text.](#)

(26.) All structures and buildings associated with the proposed and existing use(s) on the property;

[Click here to enter text.](#)

(27.) Exterior storage areas and fences;

[Click here to enter text.](#)

(28.) Utilities and their exterior appurtenances (e.g., fire connections);

[Click here to enter text.](#)

(29.) Provisions for dust and erosion control;

[Click here to enter text.](#)

(30.) Any existing vegetation;

[Click here to enter text.](#)

Stormwater Management Hydrological Study (Section 1.3.3.3.e.)

A stormwater management hydrological study prepared in accordance with the *Rules and Regulations Governing the Subdivision of Land: Grafton, Massachusetts* (Sections 3.3.3.19 and 4.7.8).

[Click here to enter text.](#)



Earthwork Calculations (Section 1.3.3.3f.)

A report, if applicable, showing calculations of the volume of earth material to be removed from or delivered to the site, including a description of such removal or fill activity. Depending upon the volume of material to be removed or filled, the Planning Board may require the Applicant to submit additional information (if not submitted in the report) regarding, but not limited to, the following: the hours of fill/removal activity; proposed route(s) of transporting materials to and from the site; and measures for dust and erosion control (both on- and off-site) for the proposed activity.

[Click here to enter text.](#)

Written statements from the following:

[Click here to enter text.](#)

(1.) The engineer and/or architect preparing the plans indicating that the building(s) and site have been designed to comply with the performance standards set forth in Section 4.2 of the Zoning By-Law.

[Click here to enter text.](#)

(2.) The applicant(s) and owner(s) of the property indicating that the building(s) and site will be maintained, and the activities on the site will be conducted in accordance with the performance standards set forth in Section 4.1 of the Zoning By-Law.

[Click here to enter text.](#)

Traffic Study (Section 8.2)

A traffic study shall be submitted with each application for a subdivision of greater than 20 units, special permit or special permit with site plan review, or where required by the Planning Board, unless otherwise waived by a four-fifths (4/5) vote of the SPGA.

[Click here to enter text.](#)