



Natalia Alward <alwardn@grafton-ma.gov>

Fw: 25 Worcester St

1 message

bruce spinney <bruwarspi3@yahoo.com>

Tue, Mar 23, 2021 at 9:17 AM

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

Cc: Randy Waterman <rwaterman@wda-dg.com>, Carolyn Burke <cburke@wda-dg.com>

----- Forwarded Message -----

From: jholl98765@yahoo.com <jholl98765@yahoo.com>**To:** bruce spinney <bruwarspi3@yahoo.com>**Sent:** Monday, March 22, 2021, 12:22:45 PM EDT**Subject:** Re: [25 Worcester St](#)

Great, thanks!

On Monday, March 22, 2021, 10:00:28 AM EDT, bruce spinney <bruwarspi3@yahoo.com> wrote:

I'm going to pass this along to the engineering firm for the next round of iterations of the plan. I will be meeting with them later this week for an update and update the time lines. Thank you for your input.

Bruce

On Friday, March 19, 2021, 12:49:15 PM EDT, jholl98765@yahoo.com <jholl98765@yahoo.com> wrote:

Dear Mr. Spinney,

Thank you again for giving me and others a chance to ask questions during last night's Affordable Housing Trust meeting. I was very pleased that you will ask your engineers to explore a design concept for [25 Worcester Street](#) that meets the currently legally allowed densities. As I explained in the meeting, there is ample frontage along Worcester Street for 6 lots and each lot can accommodate a two-family home (with a Special Permit). I drew a very rough sketch of this allowable density, illustrating how such a proposal would fit in well with the existing built fabric of the Worcester Street corridor.

What is particularly compelling about this option is that the Trust could move ahead immediately with the 12 units, without being subject to the extraordinary reviews, delays, lengthy community process, and legal fights that accompany 40B. The subdivision is "approval not required" and with the new State rules regarding special permits, I would expect the two-family request would sail though the now majority-only (no longer super-majority) requirement. You could have shovels in the ground in months, instead of years with the 40B process.

I would welcome an opportunity to discuss this with you further. Let me know when a good time to speak would be.

Sincerely,
Justin Hollander



Natalia Alward <alwardn@grafton-ma.gov>

Re: 25 Worcester Street

2 messages

bruce spinney <bruwarspi3@yahoo.com>

Tue, Mar 23, 2021 at 9:16 AM

To: Ron Warwick <ron.warwick@verizon.net>

Cc: Christopher McGoldrick <mcgoldrickc@grafton-ma.gov>, Natalia Alward <alwardn@grafton-ma.gov>

We will disseminate all the correspondence to the entire body of the trust as well as the staff and our vendor's for review. I will be refraining from replying to individuals via email beyond making sure the information is forwarded along appropriately.

I will say that as I review all of the emails coming into me, I have been cataloging them in an attempt to work them into the discussion so as to be answered to the best of our ability in a public setting.

We appreciate the tone of your letter and will make every effort to answer all of the questions before us as the trustees decide the best course of action for the trust to take.

Bruce

On Monday, March 22, 2021, 09:32:59 PM EDT, Ron Warwick <ron.warwick@verizon.net> wrote:

Grafton Affordable Housing Trust

Dear Mr. Spinney

I was a member of the public who attended the March 18 AHT Zoom meeting and have one question and two comments on the matter of 25 Worcester Street. You were clear in that the Trust's proposed plan for the site was conceptual only, but I believe my comments would apply to any proposal for that location.

Question: I have read the deed registered with the Worcester Registry of Deeds which transferred the property to AHT. It is, as required by law, a certified copy of vote taken on Article 41 at the Annual Town Meeting. The sponsor of the article, Edward Prisby, moved to convey the property "for the purpose of constructing senior (age 55 and over) affordable housing". There is no comma, no and, no or, or any other grammatical conjunction. I interpret that to mean the project is to be 100% senior affordable housing. My confusion arises from the Zoom meeting on the 18th where members of the Trust seem to use "senior housing" and "affordable housing" synonymously. Could you clarify, for me, that this project is 100% "senior affordable housing". Thank you. My apologies for my confusion.

Grade: The grade of the land was not addressed. The USGS Topographic Map puts the elevation for the top of the property at 426 feet and the bottom at 392 feet. That's a differential of 34 Feet. That's the height of just one of the enormous

buildings in your plan. Those 34 feet would have to be addressed no matter what the plan. A 140 ft long building would have an 8.5 ft differential and an 80 ft wide parking lot would have a 5 ft. You can't slant the parking places for seniors as we have enough difficulty walking on level services. Plus, the property would look like a series of large ugly steps, again, not a good thing for seniors.

Safety: The most serious issue. The speed limit at this location is 30 MPH. I've lived across from this site for 43 years, and I can tell you most drivers don't do 30 MPH. Likewise many do not pay attention to the road. We've been rear ended more than once while stopped waiting to turn into our driveway. Some have even passed me on the right after realizing I had a blinker on, and that's no easy task, as the sidewalk is 2 feet above the road. I've seen and heard school buses blow their horn at drivers who pass them while stopped picking up or discharging children. Just last fall a driver coming down the hill somehow didn't notice that the road turned to the left; he went straight and hit a tree.

Please look at the picture I've included with this email. In this view you're going down Worcester Street at the posted speed, you're just about even with the driveway at 17 Worcester Street, the property just before 25 Worcester Street. You'll notice just down the road on the left what looks like a yellow smudge. That's a yellow Honda about to pull onto Worcester Street from the egress point on your plan. I made it yellow because if I made it green or blue or black you probably wouldn't have seen it at all. But that's not your immediate concern. Your immediate concern is the Amazon van that just pulled to a stop in front of you. You can see there are two vehicles coming up the street. Few people would stop and wait for those vehicles to pass, maybe if they were closer. So you accelerate. Now the yellow smudge, and the reason it's not clear is that there are 3 telephone poles, 1 fire hydrant, 2 trees (not yet in bloom) and hedges all along the front of 17 Worcester Street obstructing your view, and remember, more importantly, the Honda doesn't have a clear line of sight to you, pulls out to go up the street and you're in his lane. I could have given you any number of scenarios here, a 40,000 pound Cumberland Farms gas truck whose view is blocked by traffic coming up the hill or maybe you were able to pass the van safely and get back in your lane only to have the yellow Honda pull out in front of you and going down Worcester Street. Remember, 55 and up means there would be 70 and 80 year old's living there as well.

This site is unsafe. It's on a curve, it's on a hill, and it's on a state highway. If safety were a major factor in the town not placing the new fire station at this site, then why would it not be a factor in placing seniors there? If these issues were pointed out to the voters at the 2020 Annual Town Meeting I believe they would probably not have transferred the property. Don't allow momentum to force you to make a bad decision.

I ask that you read this email into the record at the next scheduled AHT meeting.

Ron Warwick



Ron Warwick <ron.warwick@verizon.net> Tue, Mar 23, 2021 at 9:32 AM
Reply-To: Ron Warwick <ron.warwick@verizon.net>
To: "bruwarspi3@yahoo.com" <bruwarspi3@yahoo.com>
Cc: "mcgoldrickc@grafton-ma.gov" <mcgoldrickc@grafton-ma.gov>, "alwardn@grafton-ma.gov" <alwardn@grafton-ma.gov>

Thank you for the quick response.

[Quoted text hidden]



Natalia Alward <alwardn@grafton-ma.gov>

Fw: Concerns for the proposal of 25 Worcester St

bruce spinney <bruwarspi3@yahoo.com>

Wed, Mar 31, 2021 at 6:50 AM

To: Affordable Housing Trust <aht@grafton-ma.gov>, Christopher McGoldrick <mcgoldrickc@grafton-ma.gov>, Natalia Alward <alwardn@grafton-ma.gov>

Further correspondence.

----- Forwarded Message -----

From: Rob Girard <geeeerad@gmail.com>**To:** "bruwarspi3@yahoo.com" <bruwarspi3@yahoo.com>**Sent:** Tuesday, March 30, 2021, 11:12:53 PM EDT**Subject:** Concerns for the proposal of 25 Worcester St

Hello Bruce,

Our names are Rob & Rachelle Girard and we live at [21 Sartell Rd](#). We wanted to contact you regarding the site at 25 Worcester St and the proposed building of 60 AH apartments across 3 large 3 story buildings on the lot. I'm not sure what, if any concerns you've heard so far from others in the area however Rachelle and I are nervous about the possible changes to the landscape that is our charming, quiet little Downtown / Common. We moved to Grafton 4.5 years ago (specifically Sartell Rd) for it's classic New England small town feel and fell in love with the Common and wanted to be as close to it as possible. We have major concerns for the potential traffic this will cause to the already overcrowded center at times. We love the old town / traditional feel of our neighborhood. If we had our preference we would leave the lot as open space or some type of park that the community can enjoy. (dog park / playground / splash pad / walking "storybook" trail or something that can be changed out with the seasons etc) We are concerned of the major change this would be to the historical center of town. Having 3 large apartment buildings with 60+ units does not fit in with the current landscape of the area. If there's no chance for the area to remain open space, then we feel strongly that there should be some consideration for a smaller number of houses or duplexes for 55+ community. We would appreciate that the town at least considers the aesthetic character and charm of the area and not just build an oversized 3 story apartment complex. Apartment buildings in this spot would completely change the dynamic of the whole area in a negative way. We love the quiet small town feel of this area. It's why we chose to live here and would really hate to see that change.

We appreciate your time in reading this,

Sincerely,

Rob & Rachelle



Natalia Alward <alwardn@grafton-ma.gov>

Fw: Property development on Worcester Street negatively impacting Grafton

bruce spinney <bruwarspi3@yahoo.com>

Wed, Mar 31, 2021 at 9:22 AM

To: Affordable Housing Trust <aht@grafton-ma.gov>, Natalia Alward <alwardn@grafton-ma.gov>

----- Forwarded Message -----

From: Mark Blazis <markblazissafaris@gmail.com>**To:** "bruwarspi3@yahoo.com" <bruwarspi3@yahoo.com>**Cc:** "mcgoldrickc@grafton-ma.gov" <mcgoldrickc@grafton-ma.gov>**Sent:** Wednesday, March 31, 2021, 09:16:03 AM EDT**Subject:** Property development on Worcester Street negatively impacting Grafton

To: AHT Chairman Bruce Spinney and Town Planner Chris McGoldrick:

Dear Mr. Spinney and Mr. McGoldrick,

This is Mark Blazis on [19 Sartell Rd.](#), just behind the proposed development on Worcester Street. My wife Helen and I, living four decades in a 100-year-old home that is proudly a part of beautiful Grafton, are concerned with the change of character this project will make in our historically important and beautiful Grafton Center. There needs to be architectural consideration for not diminishing the character of our Common periphery, which is a valuable treasure for the whole town, increasing our aesthetics, desirability, comfort, and property values. Doing this development out of character would be a permanent, ugly scar for our whole town. Adding substantially more people will prove a burden to us all.

The suggestion to add large numbers of people in many units transparently would benefit a few, of course, - but not our community, which will experience more congestion, need for more service providers, more traffic, and diminishment of the charming qualities that have made Grafton so desirable. If construction must go up, there definitely should be no more than three two-family residences - limited to fifty-five and over seniors. We don't want to have to build yet another school.

Planners are at a crossroads. They can keep Grafton beautiful and comfortable - or cram it with more buildings and people - and render it something other than what attracted us to live here and love our town. There are so many options. At one extreme for pure esthetics and an asset the entire town could be proud of and enjoy, I know that the Grafton Garden Club with community input could turn that property into a botanical park for all our residents to walk through and enjoy forever - a real jewel in the Crown. We don't need to be pressed into the mentality that every piece of open space has to be developed. But if current leadership deems it so, please sensibly build what adds to - not detracts from - our beautiful, safe community.

Mark Blazis

March 31, 2021

Dear Bruce, Chris, Members of the Affordable Housing Trust,

Hello, my name is Joyce Kelley. Please read this letter aloud during the scheduled Thursday, April 1st, 7 pm Zoom (AHT) meeting, thank you. I have been a member of our Grafton community since 1994, living and raising my children here at 20 Sartell Road a two-family home built in 1915. I recently heard from concerned neighbors about the proposed plans by Affordable Housing Trust (AHT) for 25 Worcester street. I too was surprised to hear of the oversized, scope of the apartment buildings proposed, situated at the gateway of our beautiful town common. Its puzzling why such an enormous, high-density apartment complex would be appealing to our community at that location. I understand the June 2020 town meeting held at the height of the Covid-19 pandemic, a time when many of us in our community, across the USA were repeatedly warned by our Federal, State and Local leaders, officials, politician's, CDC, medical professionals, repeatedly warning us all, "TO STAY HOME & STAY SAFE"; creating an atmosphere of fear for our own, families, friends and neighbor's health. We were told "STAY HOME & STAY SAFE", do not be a part of a super spreader event. Many at that time were afraid to even go shopping for groceries to get our necessities to take care of our families. We were faced to choose, adhere to all the warnings, of "STAY HOME & STAY SAFE" or attend that June 2020 Town meeting in person putting ourselves, our families, friend's health in jeopardy by attending. I have to ask, why was the ZOOM meeting option to have our vote counted at the June 2020 Town meeting not offered? The town committee's/boards/schools all used ZOOM to facilitate open communication. But it was not important enough to set up for the June 2020 Town meeting? That alone feels troublesome to me, unfair that Town meeting was held exclusively for those who took a big chance with their health and attended in person to hear the articles/warrants to have their vote count. We had a mail in Presidential election, you would think our town officials would have been able to at the very least set-up a mail in vote option for our Town meeting? During a National and worldwide pandemic, we should have had options to vote on our Town meeting articles, warrants without going in person – to have a voice, vote that counted. This is the age of the virtual meeting and we have a fine postal service., they were both viable options. Article 41 was presented as a 55+ senior housing use for our elder community members, to those at town meeting, I am sure it sounded like a kind, compassionate use of 25 Worcester street. I do wonder that if Article 41 had been explained to those present of its true intended use of cramming a high-density, 60-unit apartment complex of 3 giant buildings with 20 apartments in each building onto the land at 25 Worcester street. I wonder, if those who attended at the height of the Covid-19 pandemic would have felt and voted differently, if they had been told the whole truth of the Affordable Housing Trusts intentions?

I for one, believe new senior housing is a necessity for our valued aging members of our community. It's a worthy, worthwhile effort to explore in a transparent, community wide, inclusive, manner – together. Do you?

I hope this simply clarifies, opens up a thoughtful, community-minded discussion allowing us to hear the many varied voices, talents within our community to have their thoughts, voices,

suggestions brought forward, heard and considered in a collaborative, neighborly way for the potential and best use of 25 Worcester street for our community as a whole.

I appreciate all on the Affordable Housing Trust for your time spent for the benefit of our community with time away from your personal lives and families. I have also had the honor, pressure of serving our community with time well-spent on a few boards, committee's a few being, the Community Preservation Committee, Hassanamesit Woods Management Committee, Cultural Counsel, Grafton Education Alliance, Destination Imagination coach, Brownie leader and other community groups – where I learned from, made friends for life. I know the personal cost of the commitment, dedication it takes to volunteer your valuable time for our community, appreciate you for that. I leave you with this quote from my favorite movie, Gone with the Wind, Gerald O'Hara tells his daughter, "Land is the only thing in the world worth working for....because it's the only thing that lasts."

Sincerely,
Joyce Kelley



Natalia Alward <alwardn@grafton-ma.gov>

Fw: 25 Worcester Street

1 message

bruce spinney <bruwarspi3@yahoo.com>

Mon, Apr 5, 2021 at 3:48 PM

To: Affordable Housing Trust <aht@grafton-ma.gov>, Christopher McGoldrick <mcgoldrickc@grafton-ma.gov>, Natalia Alward <alwardn@grafton-ma.gov>

----- Forwarded Message -----

From: Ann Marie Malvey <afmalv@gmail.com>**To:** "bruwarspi3@yahoo.com" <bruwarspi3@yahoo.com>**Sent:** Monday, April 5, 2021, 03:38:58 PM EDT**Subject:** 25 Worcester Street

Dear Mr. Spinney and Members of the AHT,

I am writing this letter to express my concern over the ongoing discussion of the proposal for 55+ Affordable Housing at 25 Worcester Street.

Since 1950, I have spent most of my life living on Worcester Street: First at 26 Worcester Street and now at 28 Worcester Street. Admittedly, the traffic has increased significantly over the last 60+ years. Although posted as a 30 mile an hour zone, few cars follow the posted speed.

Through the years there have been several accidents near this location. There have been two in front of our home. Most recently, the one in front of our home, crashed into a tree and took down our mailbox. The other, occurring at 26 Worcester Street, where a truck went through the neighbor's yard. Certainly, both of these accidents were due to either speed or not being attentive to the lay of the highway creating a public safety issue.

My main concern, however, is the added traffic that the proposed plan will create. 60 vehicles is the minimum. However, most families today have two vehicles that would create a difficult and hazardous situation.

Coming up Worcester Street creates a difficult view ahead. And again, as most cars travel at speeds greater than the 30 posted, this creates a dangerous situation for everyone. As already stated, it was determined that this would be a dangerous place for a Fire Department and the relocation of the Super Park. How much more dangerous would it be with the added cars in this area.

We appreciate the committee's efforts in addressing the housing concerns. However, our concerns are equally important. Thank you again for your attention to this matter.

John and Ann Marie Malvey

4/5/2021

Town of Grafton Mail - Fw: 25 Worcester Street