



PLANNING DEPARTMENT

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M E M O R A N D U M

TO: Norman Hill, Land Planning Inc.
Marc Theroux

FROM: Joseph Laydon, Town Planner

DATE: March 3, 2016 

SUBJECT: Review of 103 Worcester Street Site Plan Revised on February 29, 2016

On March 1st you dropped off the revised application for Site Plan Approval of an office building at 103 Worcester Street. While I am proceeding to advertise the site plan application for 103 Worcester Street, I do have comments that should be addressed. The following is a review of the revised plans.

1. Sheet 2 – Existing Conditions has the layer for the lower lot parking lot turned on.
2. Riverfront Calculation Table still shows the single family house calculation. Also the total area of riverfront for the office is the same as the previous plan, however, areas have changed. Please verify the riverfront alteration calculation.
3. The drainage system nearest to Worcester Street does not have any test pit data to support design. Test Pits DH-1 showed groundwater at elevation 317.6 and DH-2 showed ground water at 318.1. The inlet to the subsurface infiltration is at 321, we need to be able to verify that there will be proper ground water separation.
4. Please address how the outfall of Pipe 14 will be addressed. It is going out into the front lawn near Worcester Street and we need to be certain it does not go into the roadway. It is also a 12 inch pipe and should consider some sort of grate and flared end to reduce erosion should there be any overflow of the system. Consider a swale to carry water away from Worcester Street.
5. Erosion Control Barrier on Sheet 5 is for the old site plan design and needs to be revised to correspond with the new site plan.
6. The open drainage basin should be reconfigured to retain trees along the Bernard Road segment, perhaps by wrapping it into the rear of the parking area. It also appears larger than needed and should be examined in further detail. Roof runoff should be captured and infiltrated into leaching basins or rain gardens. No Low Impact Design techniques were proposed, which is a requirement of the Conservation Commission's Stormwater Permit process.
7. Sheet 6 – Landscape Plan has the layer for the lower lot parking lot turned on.
8. Sheet 8 – Detail Sheet has elevations for the upper parking lot drainage area.
9. Construction entrance shows gravel on Harris Street and is only 10 feet wide. Increase width to accommodate trucks coming in and out of the site.
10. The Plan indicates sight distance however there are no lines that show where it was measured from or where sight distance ends. More information should be provided to document existing and proposed sight distance.
11. A fire hydrant should be located on the property, contact Fire Department for comment.

12. A copy of the earth removal permit should be provided to this office with a construction management plan that identifies how the earth removal process will fit into the development of the site.
13. Elevations of the building should be submitted for us to evaluate the lighting plan and the landscaping plan.
14. Include information on the materials of the retaining wall as this element will be visible from Worcester Street.
15. Provide information on the mounting height of the lights in the parking area.
16. Please consider supplementing the traffic data that was submitted. I expect Board members will question the level of service at the Harris Street and Worcester Street intersection.

As we move forward with departmental reviews, I expect there will be additional comments.

Thank you.