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JUN 27 2016



100 GROVE ST | WORCESTER, MA 01605

June 27, 2016

Joseph Laydon
Town Planner
Grafton Municipal Center
30 Providence Road
Grafton, MA 01519

**PLANNING BOARD
GRAFTON, MA**

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**Subject: New Building Addition - 88 Westborough Road
Special Permit and Site Plan Review**

Dear Joe:

We received the following documents on May 10, 2016:

- Correspondence from Whitman & Bingham Associates, LLC to Town of Grafton Planning Board dated April 15, 2016 re: Special Permit and Site Plan Approval Application.
- Bound document entitled Notice of Intent, Proposed Building Addition, 88 Westborough Road, Grafton, Massachusetts prepared by Whitman & Bingham Associates, LLC.
- Full-size and reduced-size plans entitled Proposed Site Development Plan for New Building Addition at 88 Westborough Road, North Grafton, Massachusetts dated February 2016, prepared by Whitman & Bingham Associates, LLC. (7 sheets)
- Document entitled Stormwater Report, 88 Westborough Road, Grafton, MA dated February 15, 2016, prepared by Whitman & Bingham Associates, LLC.
- Reduced-size architectural plans of proposed building addition prepared by BTH Architects.

Graves Engineering, Inc. (GEI) has been requested to review and comment on the plans' conformance with applicable "Grafton Zoning By-Law" amended through October 19, 2015; Massachusetts Department of Environmental Protection (MassDEP) Stormwater Handbook and standard engineering practices on behalf of the Planning Board. GEI has also been requested to review and comment on the documents' conformance with applicable "1988 Rules and Regulations for the Administration of the Town of Grafton Local Wetlands By-Law" amended July 2005 on behalf of the Conservation Commission. GEI was authorized to proceed with this review on June 21, 2016. As part of this review GEI visited the site on June 27, 2016.

Our comments follow:

Zoning By-Law

1. A north arrow needs to be added to the locus plan on the cover sheet. (§1.1.3.3.3.d.8)

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2. The approximate locations of buildings within 200 feet of the property line need to be shown on the plans. It is evident that there is an existing building to the west of the property along Westborough Road. (§1.1.3.3.3.d.11)
3. Zoning setbacks are not illustrated or labeled on the plans. (§1.1.3.3.3.d.13)
4. It is unclear what the entranceway surface is into the property. A label should be added that specifies what this surface is. (§1.1.3.3.3.d.14)
5. Lot coverage calculations need to be provided and shown on the plans. (§1.1.3.3.3.d.15)
6. The facility's water service was not shown on the plans. (§1.1.3.3.3.d.28)

Regulations for the Administration of the Wetlands By-Law

7. GEI has no issues relative to compliance with these regulations.

Hydrology & MassDEP Stormwater Management

8. Spot grades should be shown in the containment area to demonstrate that water will flow toward the double catch basin and to confirm the limits of the impoundment. Of particular concern is the presence of a stormwater discharge point at the southern edge of the existing pavement at the limits of the impoundment (up-gradient of wetland flags wf-13 and wf-14). Water will only be impounded up to the elevation of this discharge point.
9. We concur with the concept of installing the proposed stormwater collection and treatment system; this system will improve stormwater quality. However, no supporting calculations were submitted to show that the proposed drainage system and proprietary treatment unit have adequate hydraulic capacity. Any calculations submitted must include a map of the tributary drainage area.
10. There is a stormwater discharge point at the southern edge of the existing pavement (up-gradient of wetland flags wf-13 and wf-14) that consists of a channel leading from the pavement/gravel area to the wetland. The channel has eroded. It would be prudent to line the channel with an erosion-resistant material. Consideration should also be given to constructing a forebay or similar BMP, perhaps at the top of the channel, to capture sediment from the gravel parking area located up-gradient of the discharge point.
11. The Stormwater Report states that the project does not contain Land Uses with Higher Potential Pollutant Loads (LUHPPL). We disagree. Because the site is used for the storage and maintenance of a trailer fleet, the use is a LUHPPL.

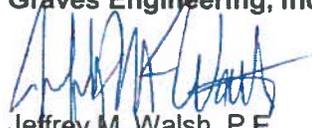
General Comments

12. There is an unlabeled, hatched box adjacent to the westerly located existing building. This site feature should be labeled.
13. There is a typo on the proposed utility plan. There is a leader labeled as a double catch basin (DCB) that needs to be changed to a drain manhole (DMH).

14. Number 7 under Site Work Construction Notes needs to refer to the Town of Grafton and not the City of Worcester.
15. We understand that the Planning Board will review the architectural plans for the building addition.

We trust this letter addresses your review requirements. Feel free to contact this office if you have any questions or comments.

Very truly yours,
Graves Engineering, Inc.



Jeffrey M. Walsh, P.E.
Vice President

cc: Grafton Conservation Commission
Brian Milisci, P.E., Whitman & Bingham Associates

