



CUMMINGS SCHOOL OF
VETERINARY MEDICINE

Office of the Dean

RECEIVED

JUL 15 2016

**PLANNING BOARD
GRAFTON, MA**

July 15, 2016

Mr. Michael Scully, Chairman
Grafton Planning Board
Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

Re: Project Plan Review 2016-1 Decision Follow-up
Hospital for Large Animals (HLA) Equine Sports Medicine Center
53 Willard Street

Dear Mr. Scully:

The Cummings School of Veterinary Medicine at Tufts University ("Tufts") submits herewith the enclosed documents intended to comply with the following conditions of the Grafton Planning Board ("Board") on its above-referenced project decision, dated 6/14/16:

C3. – Grafton Fire Department Approval of Hydrant Relocation: Documentation of GFD's approval of that the fire hydrant identified in #F15 has been relocated according to plan follows as Attachment A.

C4. – Proposed Memorandum of Understanding (MOU): The proposed MOU regarding the new stormwater drainage system follows as Attachment B.

C6. – Site modifications: The Waterman Design Associates, Inc., plans, dated 5/6/16, have been updated to harmonize the plans submitted to the Grafton Planning Board for project plan approval and to the Grafton Conservation Commission for the stormwater permit. The new Site Plans (set of 18 sheets) – Waterman Design Associates, Inc., dated 7/12/16 (Attachment C) contain the following changes from the earlier set:

Cover

- Added revision date and description

Sheet 1

- Update Ground Coverage Summary per revised layout

Sheet 5

- Added Note #13 regarding temporary groundwater de-watering measures
- Added note regarding potential relocation of sanitary line from holding tank to Equine #1
- Clarified note to properly remove and dispose of overhead wires to Equine #2
- Added saw cut line for pavement to remain adjacent to Equine #2

Sheet 6

- Added new edge of pavement for pavement to remain adjacent to Equine #2
- Added schematic locations for manholes for sanitary line relocation

Sheet 7

- Added Note #22 regarding temporary groundwater de-watering measures
- Updated drainage pipe sizes per Conservation Commission requirements to obtain Stormwater Permit
- Showed schematic relocation of sanitary line from holding tank to Equine #1

Sheet 8

- Updated drainage pipe sizes per Conservation Commission requirements to obtain Stormwater Permit
- Added note directing Contractor not to disturb or compact existing ground surface to remain within infiltration basin
- Added snow fence boundary at limit of disturbance at infiltration basin and related note
- Added temporary groundwater de-watering measures detail. For convenience, this detail has been included as a plan revision rather than a separate sketch, as previously discussed.
- Revised/added notes to further clarify restoration seed mixes for disturbed areas

Sheet 9

- Updated proposed project layout as necessary (no impact to turning movements)

Sheets 2-4 and 10 - 13

- No changes

- No changes to drawings by Gorman Richardson Lewis Associates, dated 1/22/16

Stormwater Management Report

- A copy of the revised Stormwater Management Report– Waterman Design Associates, Inc., dated 5/26/16 that was submitted to the Conservation Commission follows as Attachment D.

As noted in earlier correspondence, the ESMC project will allow the Cummings School to better serve its caseload of equine sports patients, while meeting its goals of providing the highest quality teaching and veterinary care. We thank you for your attention to facilitating final approvals based on these documents. Jack McDonald and Jean Poteete (at jack.mcdonald@tufts.edu or 617-636-4048 and jean.poteete@tufts.edu or 508-887-4740, respectively) are available to answer any questions that you or other members of the Board might have.

Very truly yours,



Deborah T. Kochevar, DVM, PhD, DACVCP
Dean and Henry and Lois Foster Professor

cc: Joseph Laydon, Town Planner
Maria Mast, Conservation Agent
Akiyo Fujii, Esq.
Windsor Bigelow III
Jack McDonald
Jean Poteete
Joseph McManus
Virginia Rentko
Richard Harding
Jennifer Heikkinen, Tocci Building Companies
Jason Goodwin, Tocci Building Companies

Attachments

Attachments

Attachment A: Grafton Fire Department Approval of Hydrant Relocation
Fire Chief Stephen Charest's Letter, dated 7/23/2016

Attachment B: Proposed Memorandum of Understanding

Attachment C: Site Plans (enclosed separately)
Site Plans (set of 18 sheets) – Waterman Design Associates, Inc., dated 7/12/16

Attachment D: Stormwater Management Report (enclosed separately)
Stormwater Management Report – Waterman Design Associates, Inc., dated 5/26/16

Attachment A

Assistant Fire Chief Stephen Charest's Letter, dated 7/23/2016



TOWN OF GRAFTON
26 Upton Street
GRAFTON, MASSACHUSETTS 01519
Phone: (508) 839-4606 ext 222 • FAX: (508) 839-8520
Email: barker@grafton-ma.gov

Michael E. Gauthier
Fire Chief

RECEIVED

June 23, 2016

JUN 23 2016

Grafton Planning Board
Municipal Center
30 Providence Road
Grafton, Massachusetts 01519

**PLANNING BOARD
GRAFTON, MA**

Ref: Project Plan Review [PPR 2016-1]
Equine Sports Medicine Center and Associated Parking.

Dear Board Members:

The Grafton Fire Department has approved the relocation of the fire hydrant that was identified in the Planning Boards decision under section C-3.

Yours truly,

Stephen L. Charest,
Asst. Chief

Attachment B

**MEMORANDUM OF UNDERSTANDING
BETWEEN
TRUSTEES OF TUFTS COLLEGE
AND
TOWN OF GRAFTON
FOR
A STORM DRAIN SYSTEM OPERATION & MAINTENANCE AGREEMENT**

THIS MEMORANDUM OF UNDERSTANDING (this “Memorandum”) is made on this []th day of July 2016 by and between the Town of Grafton (the “Town”) and the Trustees of Tufts College (“Tufts”) located at 200 Westboro Rd., North Grafton, MA.

WHEREAS, the Grafton Planning Board (the “Board”) in its Project Plan Review 2016-1: Equine Sports Medicine Center (ESMC) Decision, dated June 14, 2016 conditioned its decision by requiring that Tufts “shall submit and receive Town approval of a Memorandum of Understanding (MOU) regarding the new storm water drainage system” (C4, p. 8); and

WHEREAS, Tufts desires to enter into this Memorandum in order to comply with the Board’s condition as described above.

NOW, THEREFORE, the Town and Tufts hereby agree to enter into this Memorandum according to the terms and conditions set forth below.

Article 1

Scope and Schedule of Storm Drain System Maintenance Services

Tufts agrees that the components of the storm water system - located on Tufts’ property at Cummings School of Veterinary Medicine or connecting Cummings School of Veterinary Medicine parcels, to be constructed as part of the ESMC and as shown on Waterman Design Associates plans, dated July 12, 2016, as amended (the “ESMC Storm Drain System”), will be operated and maintained according to its approved Storm Drain System Operation and Maintenance Plan, dated February 22, 2007 as attached hereto as Exhibit A, and as may be amended from time to time by Tufts and the Town (the “Plan”).

Article 2

Financial Responsibility

Tufts acknowledges that it will be solely responsible for paying for the ESMC Storm Drain System construction, maintenance, replacement or repair.

Article 3

Annual Certification to Planning Board

Tufts agrees to provide an annual certification to the Board that it has undertaken the activities and procedures outlined in its Plan. Tufts and the Town agrees that the Plan apply to the ESMC Storm Drain System commencing on January 2017.

Article 4

Management and Administration

This agreement is coordinated by:

Town Planner
Grafton Planning Department
Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

Facilities Director, Grafton
Cummings School of Veterinary Medicine at
Tufts University
200 Westboro Road
North Grafton, MA 01536

Article 5

Duration of the Memorandum

This Memorandum shall become effective as of the later of the dates set forth below the authorized signatures of the Tufts and the Town and shall remain in effect until a superseding written Memorandum is signed by the parties hereto.

Article 6

Town Reviews and Approvals

The Town attests that the following departments of the Town have reviewed and approved this Memorandum by initialing the appropriate line below:

- Department of Public Works
- Engineering Department
- Conservation Agent
- Planning Department

Town of Grafton

Trustees of Tufts College

Michael Scully
Chair
Grafton Planning Board
Grafton, MA 01519

Linda Snyder
Vice President of Operations
Tufts University
Medford, MA 02155

Date: _____

Date: _____

APPENDIX A

Cummings School of Veterinary Medicine at Tufts University

Storm Drain System Operation and Maintenance Plan

(February 22, 2007)

Maintenance Activities

The following site maintenance activities will be followed to maintain optimal pollutant attenuation by the drainage system. A maintenance schedule follows in the next section.

- Annual inspection of all catch basins and trench drains, including grates, sumps, and outlets.
- Pavement sweeping annually to minimize the introduction of pollutants into the drainage system.
- Annual inspection of any detention ponds and drainage outfalls at the wetlands.

Long Term Maintenance Procedures

January through March 31 (ongoing as appropriate)

1. Maintenance activities during the winter months are primarily limited to snow removal activities and removal of debris and trash throughout the campus.
2. Snow removal operations will adhere to the *Massachusetts Department of Environmental Protection – Bureau of Resource Protection Guidelines* (dated December 19, 1997). Snow will be stockpiled as far away from the wetlands as possible and removed as necessary under larger snow events. Stockpiling snow in this manner will allow meltwater to enter the drainage system and wherever possible. Snow and ice that has accumulated around catch basin grates will be removed at this time. Under no circumstances will snow be directly deposited into the wetlands.

April 1 – May 15

1. Sweep paved areas after the final snow melt.
2. Remove all accumulated trash, litter and discarded materials from the campus. No disposal of materials will be permitted within the wetlands. This prohibition includes fill material; construction debris, grass clippings, collected leaves and cut branches from the landscaped areas.

June 1 – June 30

1. Inspect all catch basins, trench drains and drainage outfalls for depth of sediment. Also inspect for structural damage, cracks or obstructions.
2. Clean catch basin sumps if they are ½ full with sediment.

August 1 – August 31

Inspect campus storm water retention ponds for shrub or underbrush growth and clear, if necessary.

October through December

1. Remove leaves from catch basins, trench drains and drainage outfalls and paved areas after the last leaf-fall.
2. After all snow fall events:
 - Clear all catch basin and trench drain grates of snow and ice.
3. After major snow falls or after snow accumulations, when it becomes necessary to haul snow:
 - Store snow in designated storage areas.
 - Clear all catch basins and trench drain grates of snow and ice.