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July 24, 2020

Planning Board
Grafton, MA



100 GROVE ST. | WORCESTER, MA 01605

July 24, 2020

Christopher McGoldrick
Town Planner
Grafton Municipal Center
30 Providence Road
Grafton, MA 01519

Exhibit 8

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gravesengineering.com

**Subject: O'Malley Family Chiropractic
126 Worcester Street
Site Plan Modification Review**

Dear Chris:

We received the following documents on June 19, 2020:

- Correspondence from McClure Engineering, Inc. to Grafton Planning Board dated June 17, 2020 re: Site Plan Modification – SPA 2017-1 – 126 Worcester Street, Grafton, MA, with attachments.
- Plans entitled SPA2017-1 Site Plan Modification, O'Malley Family Chiropractic, 126 Worcester Street, North Grafton, MA 01536 dated June 17, 2020, prepared by McClure Engineering, Inc. for O'Malley Family Chiropractic. (5 sheets)
- Bound document entitled Stormwater Management Report, SPA 2017-1 Site Plan Modification, O'Malley Family Chiropractic, 126 Worcester Street, North Grafton, MA 01536 dated June 17, 2020, prepared by McClure Engineering, Inc. for R.S.O. Realty, LLC.

We also received the following documents on July 15, 2020:

- Correspondence from McClure Engineering, Inc. to Grafton Conservation Commission dated July 10, 2020 re: McClure Response to Conservation Administrative Review Comments Date 7/1/2020, Notice of Intent (NOI) Application – O'Malley Family Chiropractic, with attachments.
- Plans entitled SPA2017-1 Site Plan Modification, O'Malley Family Chiropractic, 126 Worcester Street, North Grafton, MA 01536 dated June 17, 2020 and revised July 6, 2020, prepared by McClure Engineering, Inc. for O'Malley Family Chiropractic. (5 sheets)

Graves Engineering, Inc. (GEI) has been requested to review and comment on the plans' and supporting documents' conformance with applicable "Grafton Zoning By-Law" amended through October 21, 2019; Massachusetts Department of Environmental Protection (MassDEP) Stormwater Handbook and standard engineering practices. GEI was authorized to proceed with this review on July 9, 2020. As part of our review GEI visited the site on July 22, 2020.

Our comments follow:

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Zoning By-Law

1. GEI has no issues relative to compliance with the Grafton Zoning By-Law provided that the four following comments are addressed.
2. The plans need to include the driveways and parking areas within a distance of 200 feet of the property lines. (§1.3.3.3.d.11)
3. The plans need to include the setback dimensions of the parking areas from the property lines. (§1.3.3.3.d.13)
4. The plans need to identify the amount/percentage of impervious cover on the lot. (§1.3.3.3.d.15 & §7.5.E)
5. The parking area needs to be bordered by or include a tree for each five spaces. The site has existing trees east of the proposed parking spaces. GEI defers to the Planning Board whether existing trees need to be shown on the plans to demonstrate compliance with the requirement for trees. The existing mature tree in front of the building is proposed to be removed; perhaps a tree(s) could be proposed in the northern and central grass areas between Worcester Street and the parking area. (§4.2.4.5)

Hydrology & MassDEP Stormwater Management

6. GEI reviewed the hydrology computations and found them to be in order.
7. At the southeastern underground infiltration system, the overflow pipe and riprap apron could direct stormwater toward the developed area on the abutting property. The pipe and apron should be revised to direct stormwater farther to the northeaster to avoid the developed area.
8. The plans and supporting documents propose to capture and infiltrate roof runoff in subsurface infiltration systems and capture, treat and infiltrate pavement runoff in infiltration trenches with geotextile filter fabric serving as a pretreatment device. Compliance with MassDEP Stormwater Handbook is reasonable provided that the following comment is addressed.
9. Soil testing needs to be performed to demonstrate that the required groundwater offset is achieved for the infiltration facilities. Considering the pervious soils at the site and the height of the site above the Quinsigamond River, the design assumption concerning groundwater depth appears to be reasonable and if acceptable to the Planning Board, confirmatory soil testing could perhaps be performed at the start of construction.

General Engineering Comments

10. On Sheet 4, proposed grading (e.g. topographic contours or spot elevations) needs to be provided for the new pavement.
11. Pertinent information (e.g. material, diameter, slope) needs to be provided for the drainage pipes.

General Comments

12. GEI understands that an application was also filed with the Grafton Conservation Commission. GEI did not review this project for compliance with the Grafton wetland regulations nor the Grafton stormwater regulations.

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.
Principal

cc: Grafton Conservation Commission
Peter Engle, P.E.; McClure Engineering, Inc.