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July 24, 2020

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Christopher McGoldrick, Town Planner
Town of Grafton
30 Providence Road
Grafton, MA 01519

Planning Board
Grafton, MA

**RE: McClure Response to Graves Engineering, Inc.'s Peer Review Comments Date 7/24/2020
Site Plan Modification – O'Malley Family Chiropractic
126 Worcester Street, N. Grafton, MA (Parcel 045.0/0000/0033.0)**

Dear Mr. McGoldrick:

On behalf of the project Applicant, R.S.O. Realty, LLC, McClure Engineering, Inc. (McClure) is providing the following responses to Graves Engineering, Inc.'s (GEI) peer review comments date July 24, 2020 for the Site Plan Modification for the proposed parking lot expansion at the existing chiropractic office at 126 Worcester Street, N. Grafton, MA (Property).

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.

McClure Response: Acknowledged.

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}

McClure Response: Approximate locations of all buildings, driveways, and parking areas within a distance of 200' from the site property lines have been added to the site locus on Sheet 1. Sheets 2 through 4 are shown at a scale of 1"=20' and all buildings, driveways, and parking areas within a distance of 50' from the site property lines are shown.

3. The plans need to include the setback dimensions of the parking areas from the property lines. (§1.3.3.3.d.13)

McClure Response: The zoning building and parking setback lines have been added to the Existing Conditions and Site Layout Sheets (Sheets 2 and 3).

4. The plans need to identify the amount/percentage of impervious cover on the lot. (§1.3.3.3.d.15 & §7.5.E}

McClure Response: The amount and percentage of impervious cover and open space has been added to the Existing Conditions and Site Layout Sheets (Sheets 2 and 3).

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)

McClure Response: As stated above, the vast majority of the site to the east is vegetated with forest and mature woods. There is also an existing line of evergreen shrubs along the northwest property line. If the current vegetation on site is not considered suitable to meet the requirements for parking area plantings by the Planning Board, we would request a Condition of Approval be considered for the planting of trees as deemed necessary by the Board.

Hydrology & MassDEP Stormwater Management

6. GEI reviewed the hydrology computations and found them to be in order.

McClure Response: Acknowledged.

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 northeast to avoid the developed area.

McClure Response: The overflow discharge pipe and rip rap apron of the southeastern underground infiltration system have been revised to direct any stormwater discharge farther to the northeast towards the existing forest 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.

McClure Response: Acknowledged.

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.

McClure Response: As stated above, the assumed depth to groundwater is based upon the elevation difference of the site and the Quinsigamond River, as well as the USDA NRCS Soil Maps which estimate season high groundwater to be greater than 80" from the ground surface. A Condition of Approval to perform confirmatory soil test pits at the start of construction would be agreeable.

General Engineering Comments

10. On Sheet 4, proposed grading (e.g. topographic contours or spot elevations) needs to be provided for the new pavement.

McClure Response: Contours and spot elevations have been added to the Grading Plan for the new proposed pavement areas.

11. Pertinent information (e.g. material, diameter, slope) needs to be provided for the drainage pipes.

McClure Response: Material, diameter, slope, and length of all proposed drainage pipes has been added to the Grading and Utilities Plan.

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.

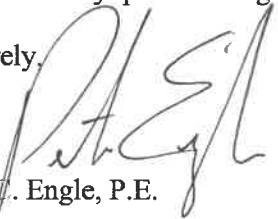
McClure Response: Acknowledged.

The following revised documents are enclosed for your review in support of this project:

- “SPA 2017-1 Site Plan Modification - 126 Worcester Street, Grafton, MA”, Prepared by McClure Engineering, revised date 7/6/20 revise date 7/24/20.

If you have any questions regarding the enclosed subject matter, please contact me at (508) 248-2005.

Sincerely,



Peter C. Engle, P.E.

Enclosures

cc: Dr. Thomas O'Malley, R.S.O. Realty, LLC, 27A Pineland Avenue, Worcester, MA 01604