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February 16, 2021

Planning Board  
Grafton, MA

# Exhibit 24



February 15, 2021

Town of Grafton Municipal Center  
30 Providence Road  
Grafton, MA 01519

Attention: Christopher McGoldrick, Town Planner  
Via email: mcgoldrick@grafton-ma.gov; planningdept@grafton-ma.gov

Subject: 130 & 134 Worcester Street Special Permit and Site Plan Review

Reference: Discern'd Cannabis Purveyors, Inc.  
130 & 134 Worcester Street  
North Grafton, MA  
WDA JN-1368.01

Dear Mr. McGoldrick:

On behalf of our client, Discern'd Cannabis Purveyors, Inc., we are submitting revised documents for 130 & 134 Worcester Street Special Permit and Site Plan Review. WDA addressed the comments received from Graves Engineering Inc. dated February 8, 2021 as follows:

### Zoning By-law

1. Each sheet bears signature and stamp of the professional that prepared the plans.
2. Ownership of all abutting land on the western side of Worcester Street and approximate locations of buildings, driveways and parking areas thereon within a maximum distance of 200' of the property line is shown on the Existing Conditions Plan.
3. The 50' Parking Setback from the front of the lot is shown.
4. Lot coverage calculations showing percentage of buildings and percentage of pavements were added to Sheet C2.00. The values for percentage of buildings and percentage of pavement has been shown separately.
5. The proposed sewer manhole and elevation data are provided on C3.00.
6. The loading space is identified on C2.00 for a regular body van with a low roof, length 18'-4" and 74" width rear view mirrors closed and 80" width with the rear-view mirrors open.
7. The parking space size has been noted on Sheet C2.00.
8. The proposed covered front porch is added to the plans.
9. The required number of parking spaces was added to the Zoning Summary Table and shown on Sheet C2.00.
10. Stormwater management documentation is submitted.

### Hydrology & Mass DEP Stormwater Management

11. The existing and proposed hydrology maps are included in the Stormwater Management Report.
12. The existing hydrology computations are included in the Stormwater Management Report.
13. The outlet control detain for the pond is included on C3.00 and the detail for the underground chamber system if found on C5.02.

14. Dimensions of the underground chamber system are found on C3.00 and match the information in the proposed hydrology computations.
15. The 130 & 134 Worcester Street Stormwater Management Report has been provided in effort to comply with MassDEP Stormwater Management Standards.
16. Soil testing information has been obtained in the field and included in the 130 & 134 Worcester Street Stormwater Management Report.
17. The catch basin of concern has been relocated away (horizontally and vertically) from the dumpster pad.
18. Snow storage location has been relocated. Please refer to C2.00 and C3.00.
19. Infiltration requirements are met within infiltration basin (INF-01). Please refer to the 130 & 134 Worcester Street Stormwater Management Report.
20. Riprap has been provided at all stormwater outfalls.

### General Engineering Requirements

21. On Sheet C2.00, the location of the door at the top of the ramp on the south side of the building is consistent with the revised architectural plans.
22. Handicap signage is provided for each proposed handicap parking space.
23. The proposed slope of the ADA parking spaces is provided.
24. Concrete walk pavement is flush with the ADA parking spaces.
25. The staff ADA parking space is relocated to the upper level.
26. Sheet C3.00 all proposed drainage structures are labeled.
27. Sheet C3.00 the wide lines on the east side are retaining walls. Refer to detail on C5.02.
28. Sheet C3.00 the two dark boxes imposed on the proposed contour lines were corrected.
29. Sheet C3.00 the contour was corrected.
30. Construction Details were added to Sheets C5.00, C5.01 and C5.02: drainage manhole, catch basin, drainpipe trench section, flared end outlet, sewer manhole, fence, picket fence, cape cod berm, outlet structures, underground infiltration system, dumpster enclosure and evergreen tree.

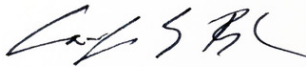
### General Comments

31. Sheet EC-30 assessors map reference map information was added for 134 Worcester Street.
32. Sheet C1.00 notes were corrected.
33. Sheet C1.01, the symbol for X was added to the legend.
34. The dashed line was removed.
35. Sheet C4.00, the label was removed.
36. WDA will be submitting a full Notice of Intent with the Grafton Conservation Commission and MA DEP by February 19, 2021, meeting both the Town of Grafton Wetlands Bylaw and Stormwater Permit Applications and MA DEP Wetland Regulations.
37. Sheets C2.00 and C3.00 indicate utilities to be reviewed.
38. Revised Architectural Plans are provided.

We trust this letter addresses your review comments. Please contact our office if you have any questions or comments.

Sincerely,

**WDA DESIGN GROUP, INC.**



Carolyn Burke, RLA  
Senior Landscape Architect

Enclosure: Special Permit Submission Discern'd Cannabis Purveyors, Inc.

CC: Bruce Spinney and Allan Villatoro, Discern'd Cannabis Purveyors, Inc.  
Matthew Peloquin, Bennett & Forts, PC

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