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August 10, 2020

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Christopher McGoldrick
Town Planner
Grafton Municipal Center
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Grafton, MA 01519

Planning Board
Grafton, MA

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**Subject: Providence Village
274 Providence Road
Special Permit and Site Plan Review**

Dear Chris:

We received the following documents on July 29, 2020:

- Correspondence from Guerriere & Halnon, Inc. to the Grafton Town Planner dated July 20, 2020, re: "Providence Village" 274 Providence Road, Special Permit and Site Plan Review.
- Plans entitled "Providence Village," a Condominium Site Plan in Grafton, Massachusetts dated February 26, 2020 and revised June 22, 2020, prepared by Guerriere & Halnon, Inc. for Providence Street Village, Inc. (9 sheets)
- Bound document entitled Stormwater Report "Providence Village," 274 Providence Road, Grafton, MA dated February 26, 2020 and revised June 1, 2020, prepared by Guerriere & Halnon, Inc. for Providence Street Village Inc.

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. As part of our initial review GEI visited the site on May 6, 2020.

This letter is a follow-up to our previous review letters dated May 11, 2020. For clarity, comments from our previous letter are *italicized* and our comments to the design engineer's responses are depicted in **bold**.

Our comments follow:

Zoning By-Law

1. *GEI has no issues with compliance with the Grafton Zoning By-Law except as noted in the following comments.*
No further comment.
2. *The plans need to identify that the site is located within the Water Supply Protection Overlay District. (§1.3.3.3.d.7)*
Acknowledged. A note was added on the cover sheet under the zoning table.

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3. *The proposed amount of impervious cover is approximately 47%, which exceeds the allowable 25%. Whereas the plans propose treatment and subsurface recharge of the collected stormwater, GEI has no issue relative to the amount of proposed impervious cover. (§7.5.E)*

Acknowledged. A note was added to the cover sheet below the zoning requirements identifying the total impervious area as 47.2%. Whereas the plans propose treatment and subsurface recharge of the collected stormwater, GEI has no issue relative to the amount of proposed impervious cover.

4. *The approximate locations of buildings, driveways and parking areas within two hundred feet of the property lines need to be shown on the plans. (§1.3.3.3.d.11)*

Acknowledged. A locus map (aerial image) was added to the cover sheet showing approximate locations of buildings, driveways and parking areas within two hundred feet of the site.

5. *GEI has no issues with the use of one-foot contour intervals. (§1.3.3.3.d.12)*

No further comment.

6. *The plans need to include lot coverage calculations showing percentages of buildings, pavement and open space/landscaped areas. (§1.3.3.3.d.15)*

Acknowledged. Lot coverage calculations have been provided on the cover sheet below the zoning requirements.

7. *Parking calculations need to be included on the plans. The plans need to be clear relative to the number of bedrooms per dwelling unit and the location(s) and number of parking spaces per dwelling unit. (§1.3.3.3.d.16 & §12.7.6)*

Acknowledged. The parking requirements are provided on Sheet 2, albeit the Zoning By-Law section cited (§12.7.4) should be §12.7.6.

8. *Earth filling is proposed on the site. The plans need to include an estimate of the fill volume. (§1.3.3.3.d.17)*

Acknowledged. Volume calculations are provided on Sheet 2.

9. *The plans show three-foot deep by eight-foot wide rectangles in the driveways attached to the dwelling units. If these rectangles represent the front wall of the garages, then the driveway lengths will only be seventeen feet, which is too short. To keep parked vehicles from protruding into the "road," the driveway length should be no less than 20 feet, with a minimum length of 22 feet preferable. (§1.3.3.3.d.19)*

Acknowledged. The engineer clarified that the aforementioned rectangles are building overhangs and the driveway length is 20 feet.

10. *The plans need to address landscaping. No landscaping is proposed. (§1.3.3.3.d.21 & §12.9.2)*

A landscaping plan has been provided on Sheet 4. The plan needs to be prepared by a register landscape architect unless the Planning Board authorizes a deviation from this requirement.

11. *The plans need to address the location of the erosion control barriers, the location of a stabilized construction entrance and provisions for dust control. (§1.3.3.3.d.29)*

Erosion control barriers and a stabilized construction entrance are shown on Sheet 3. However, on the west side of the Main Street driveway the erosion control should be

extended further south approximately 25 feet to fully encompass driveway construction and grading adjacent to the driveway.

12. *GEI defers to the Planning Board and/or Town staff whether the proposed building location complies with the front yard setback requirement in the Village & Neighborhood Mixed Use District (VMU) regulations for attached single family dwellings. The plans propose off-street parking, which seems reasonable, but the regulations indicate minimum and maximum required front yard setbacks of 5 feet and 15 feet, respectively, and the sketch that accompanies the regulation appears to show on-street parking. (§12.6.1 Subsection 2.4)*
No further comment.
13. *The plans need to identify the locations of outdoor amenity space. (§12.6.1 Subsection 2.7)*
A landscaping plan was provided on Sheet 4 however, the landscaping plan does not provide any amenity locations (e.g. gathering area, bench, etc.). GEI defers to the Planning Board whether outdoor amenity space needs to be provided.

Hydrology & MassDEP Stormwater Management

14. *GEI reviewed the hydrology computations and found them to be in order except as noted in the following comment.*
The revised hydrology computations are in order.
15. *In the post-development hydrology calculations, GEI disagrees with the entire site (Subcatchment 2S) being modeled as flowing to the infiltration system. Based upon the topographic contours, runoff from the grass areas near the perimeter of the site won't be collected by the drainage system.*
Acknowledged. The post-development hydrology calculations have been revised to consist of three subcatchments. The revised calculations are in order.
16. *Compliance with the MassDEP Stormwater Handbook appears to be reasonable provided that the following comment is addressed.*
Compliance with the MassDEP Stormwater Handbook is reasonable.
17. *Calculations need to be submitted to demonstrate that a minimum of 80% of Total Suspended Solids (TSS) has been removed by the treatment train.*
Acknowledged. A TSS removal worksheet has been provided in the stormwater documents.

General Engineering Comments

18. *Based upon the existing topographic contours on Sheet 1, topography on the Town's GIS and upon visual observations during my site visit, stormwater runoff from the abutting property at 14 Main Street flows onto the project site, and runoff from the project site flows toward abutting property at 268 – 270 Providence Road. The flow path from 14 Main Street must not be blocked. On Sheet 2, the proposed topographic contours west of the building will essentially result in earth fill be placed up to the property line. A means needs to be provided to maintain a flow path away from 14 Main Street and across the site.*
Acknowledged. A depression was provided on the northwestern side of the site to maintain the hydraulic connection from the western property line at 14 Main Street to the northern property line at 268 – 270 Providence Road.

19. *Sheet 2 needs to identify the layout and grading of the wheelchair ramps, and approaches if approaches are necessary, where the driveway to Main Street crosses the Main Street sidewalk. The wheelchair ramp construction detail on Sheet 3 will need to be representative of the layout added to Sheet 2.*

Acknowledged. Leader notes for the wheelchair ramps were added to Sheet 3.

20. *At the intersection radii, sloped granite curbing is proposed. It is GEI's understanding that the Town of Grafton requires vertical granite curbing at entrance radii.*

Acknowledged. It is the design engineer's (and GEI's) understanding that both entrances will be subject to MassDOT review. The design engineer responded that in recent curb cut applications, MassDOT has required sloped granite edging.

21. *On Sheet 2, there needs to be a proposed 101 topographic contour at the southeastern side of site. The proposed 102 contour crosses the existing 101 contour in the vegetative strip between the roadway and sidewalk. The engineer needs to review and revise as necessary.*

Acknowledged. The grading on Sheet 2 has been revised and is in order.

22. *The Precast Concrete Drain Manhole construction detail on Sheet 3 should include an invert channel, which could be constructed of concrete or clay sewer brick.*

Acknowledged. The construction detail has been revised to include a concrete invert channel.

23. *On Sheet 1, the Providence Road edge-of-pavement and the Main Street edge-of-pavement and sidewalk need to be added.*

Acknowledged. The edge-of-pavement of Providence Road, Main Street and sidewalk have been provided on Sheet 1.

General Comments

24. *There are a few instances where the plans refer to non-applicable towns' standards. For example, on Sheet 3 a note under "Precast Drain Manhole" refers to the Town of Hopkinton. Also, on Sheet 5 under the construction sequence, Note 3 refers to the Town of Sutton Conservation Commission. The engineer needs to review and revise as necessary.*

Acknowledged. The plans have been revised to refer to the Town of Grafton standards.

25. *GEI understands that the South Grafton Water District and the Grafton Sewer Department will review the plans relative to their respective service connections.*

No further comment.

26. *GEI understands that the Providence Road is under MassDOT jurisdiction and will as such the applicant will be required to obtain a MassDOT access permit.*

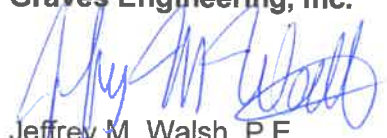
No further comment.

Additional Comments, August 10, 2020

27. **For the benefit of the contractor, on Sheet 2 spot elevations should be provided for the bottoms of the northern depression and the southern swale, or cross section construction details could be provided. Data in the post-development hydrology computations indicate that the depression and swale will each be 0.5 feet deep.**

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: Dan Hazen; Guerriere & Hanlon, Inc.