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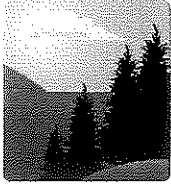
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July 24, 2020

Exhibit 17

Planning Board
Grafton, MA

G-10174



**Guerriere &
Halnon, Inc.**
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July 20, 2020

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

RE: "Providence Village"
274 Providence Road
Special Permit and Site Plan Review

Dear Mr. McGoldrick:

On behalf of our client, Providence Street Village Inc., please find our responses to Graves Engineering Inc. (GEI) letter dated May 11, 2020 for the Special Permit and Site Plan review for "Providence Village". GEI's comments are followed by Guerriere and Halnon's comments in *italics*.

Zoning By-Law

1. GEI has no issues with compliance with the Grafton Zoning By-Law except as noted in the following comments.
2. The plans need to identify that the site is located within the Water Supply Protection Overlay District. (§1.3.3.3.d.7)

GH: A note has been added to the cover sheet.

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)

GH: A note has been added to the cover sheet labelling the total impervious area. All runoff from the site will be infiltrated on site.

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)

GH: A GIS image showing the location of all impervious areas within two hundred feet has been added to the cover sheet.

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

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)

GH: Lot coverage calculations are added to the cover sheet

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)

GH: Parking calculations are added to Sheet 2

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)

GH: Earth work calculations are attached to this response.

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)

GH: The rectangles are the overhangs over the driveway from the second floor. The driveways are 20 feet long.

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

GH: A landscape plan has been added.

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)

GH: An erosion control plan has been added.

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)

13. The plans need to identify the locations of outdoor amenity space. (§12.6.1 Subsection 2.7)

14. *GH: A landscape plan has been added.*

Hydrology & MassDEP Stormwater Management

15. GEI reviewed the hydrology computations and found them to be in order except as noted in the following comment.

16. 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.

GH: The drainage has been revised to show the runoff to the abutting properties will be zero.

17. Compliance with MassDEP Stormwater Handbook appears to be reasonable provided that the following comment is addressed.

18. Calculations need to be submitted to demonstrate that a minimum of 80% of Total Suspended Solids (TSS) has been removed by the treatment train.

GH: A TSS removal sheet has been added to the stormwater report.

General Engineering Comments

19. 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.

GH: An infiltration swale has been added along the rear of the proposed building to allow water to flow around from the abutting property and to collect and infiltrate.

20. 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.

GH: The ramps have been clarified on the plans.

21. 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.

GH: In recent curb cut applications, MassDOT has required sloped granite curbing on. It is our understanding that both entrances are subject to MassDOT review and approval.

22. 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.

GH: The contours have been revised on the layout plan.

23. 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.

GH: A invert channel has been added to the detail sheet.

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

GH: The approximate edge of pavement has been added to the existing conditions plan.

General Comments

25. 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.


GH: The plans have been revised to reflect the Town of Grafton standards.

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

27. 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.

If you have any questions or comments, please contact our office.

Sincerely,



Daniel Hazen
Project Manager