

COPY Exhibit 13



100 GROVE ST. | WORCESTER, MA 01605

February 2, 2021

RECEIVED

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

February 2, 2021

Planning Board
Grafton, MA

Leah Cameron
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**Subject: 40 Main Street
Special Permit, Site Plan and Wetlands Regulations Review**

Dear Chris and Leah:

We received the following documents on January 4, 2021:

- Correspondence from Land Design Collaborative to Grafton Planning Board dated December 18, 2020, re: Special Permit & Site Plan Approval, 40 Main Street & 27 Cross Street, Grafton, MA, 01519, with attachments.
- Correspondence from Land Design Collaborative to Grafton Conservation Commission dated December 21, 2020, re: Notice of Intent Application, 40 Main Street, South Grafton, Massachusetts 01519, with attachments.
- Plans entitled Site Plans for 40 Main Street, Grafton, MA dated November 30, 2020, prepared by Land Design Collaborative for 4027 Main Street, LLC. (8 sheets)
- Bound document entitled Stormwater Management Report for 40 Main Street, Grafton, MA dated November 2020, prepared by Land Design Collaborative for 4027 Main Street, LLC.

We also received the following documents on January 27, 2021 via email:

- Email correspondence from Land Design Collaborative to Graves Engineering, Inc. dated January 27, 2021, re: 40 Main Street Plan edits.
- Sheets C-101, C-301 and C-401 of plans entitled Site Plans for 40 Main Street, Grafton, MA dated March 23, 2020 and November 30, 2020 and last revised January 27, 2021, prepared by Land Design Collaborative for 4027 Main Street, LLC.
- GrassPave² brochure.

We also received the following documents on February 1, 2021 via email:

- Plans entitled Site Plans for 40 Main Street, Grafton, MA dated November 30, 2020 and revised January 27, 2021, prepared by Land Design Collaborative for 4027 Main Street, LLC. (8 sheets)
- Long Term Pollution Prevention Plan for 40 Main Street, revised February 1, 2021.

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- Stormwater Management Long Term Operation & Maintenance Plan for 40 Main Street, revised February 1, 2021.
- CDS Guide; Operation, Design, Performance and Maintenance, prepared by Contech Engineered Solutions.
- GrassPave² brochure.

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 on behalf of the Planning Board. GEI has also been requested to review and comment on the documents' conformance with applicable Grafton "Regulations for the Administration of the Grafton Wetlands Protection Bylaw" dated May 2017 on behalf of the Conservation Commission. GEI witnessed soil testing at the site on October 22, 2020. GEI was authorized to proceed with this review on January 20, 2021.

Our comments follow:

Zoning By-Law

1. GEI has no issues relative to conformance with the Zoning By-Law. For the record, the following four comments need to be addressed.
2. The existing conditions plan needs to be stamped by a registered professional. (§1.3.3.3.d.9)
3. The ownership of all abutting land and approximate location of buildings within two hundred feet of the property lines need to be shown on the plans. The plans show only the nearest building locations and need to identify the property(ies) on the opposite side of Main Street. (§1.3.3.3.d.11)
4. On Sheet C-101, the existing total amount and percentage of impervious surfaces at the site were shown in the "Proposed" column instead of the amounts in the proposed conditions.
5. On Sheet V-101, Note #5 should be updated to contain zoning information for Multi-Family (MF) Buildings in the Village & Neighborhood Mixed Use (VMU) District in accordance with §12.6.1.
6. GEI has no issues relative to compliance with §7.5.E, Limitation on Impervious Material. The plans propose a slight reduction of impervious area (182 sq. ft.), and the hydrology computations show that the post-development runoff volumes are reasonably consistent with the pre-development runoff volumes.
7. GEI understands that the Planning Board will address the waiver requests.

Regulations for the Administration of the Wetlands Bylaw

8. GEI has no issues relative to conformance with the Regulations for the Administration of the Wetlands Bylaw.

9. The Stormwater Management Report claims that no work is within 110 feet of the bordering vegetated wetlands. This is not accurate because a portion of the proposed infiltration system is located within the 100-foot wetlands resource area buffer zone.

Hydrology & MassDEP Stormwater Management

10. GEI reviewed the hydrology computations and found them to be in order.
11. Compliance with the MassDEP Stormwater Standards and Stormwater Handbook is reasonable.

General Engineering Comments

12. On Sheet C-301, information regarding material, size, slope, etc. needs to be provided for the pipe from the proposed drain manhole to the proposed infiltration system.
13. On Sheet C-301, the label for the proposed drain manhole needs to be revised to include the invert elevation of the pipe that leads to the infiltration system.
14. On Sheet C-301, the invert elevation of the proposed 3" PVC pipe should be provided at the connection to the catch basin.
15. The "Drain Manhole (DMH)" construction detail on Sheet C-401 should include an invert channel at the bottom of the manhole.
16. The pipe invert elevations of the proposed roof drain at the proposed dwelling and at the penetration into the proposed Stormceptor need to be provided.

General Comments

17. On Sheet V-101, General Note #1 references a property (# 57 Brigham Street) unaffiliated with this project.
18. In the legend on Sheet C-001, the descriptions or linetypes for "Approx. Boundary Bordering Vegetated Wetland" and "Boundary Bordering Vegetated Wetland" need to be switched so that they align with their correct counterpart.
19. In the Zoning Summary Table on Sheet C-101, the abbreviation for "WOPD" should be defined more clearly (perhaps spelled out). Also, the abbreviation should be "WPOD" for Water Supply Protection Overlay District.
20. In the Zoning Summary Table on Sheet C-101, the "Required/Allowed" value for the "WOPD" row references sub-note #2 but should reference sub-note #3, and the total impervious area for the proposed conditions needs to be revised from 12,729 sq. ft., which is the amount for the existing conditions.
21. The Parking Summary Table on Sheet C-101 should be noted as being pursuant to §12.7.6, not §12.7.4.

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: Wayne Belec; Land Design Collaborative