



February 4, 2021

Mr. Robert Hassinger, Chair
Planning Board
c/o Mr. Christopher McGoldrick, Town Planner
Municipal Building
30 Providence Road
Grafton, Massachusetts 01519

Ms. Sandra Brock, Chair
Conservation Commission
c/o Ms. Leah Cameron, Conservation Agent/Assistant
Planner
30 Providence Rd.
Grafton, Massachusetts 01519

Re: Special Permit & Site Plan Approval and Wetlands Regulations Response to Peer Review Comments
"40 Main Street"
40 Main Street & 27 Cross Street
Grafton, MA, 01519

Dear Mr. Hassinger, Ms. Brock, and Members of the Board and Commission:

On Behalf of the Applicant, 4027 Main Street, LLC, we are submitting herewith a Response to Peer Review Comments raised by Graves Engineering, Inc (GEI) in their letter dated February 2, 2021. For your convenience, we present the GEI comments in *"italics"* and the LDC responses in a conventional font. Please find the following:

Regulations for the Administration of the Wetlands Bylaw

Zoning Bylaw

1. GEI has no issues relative to conformance with the Zoning By-Law. For the record, the following four comments need to be addressed.

Acknowledged

2. The existing conditions plan needs to be stamped by a registered professional. (§1.3.3.3.d.9).

Refer to the revised Site Plans.

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)

Refer to the revised Site Plans. Sheet V-102 Existing Conditions Context Plan has been added to the Plan Set.

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.

Refer to the revised Site Plans.

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.

Refer to the revised Site Plans.

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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.

Acknowledged

7. GEI understands that the Planning Board will address the waiver requests.

Acknowledged

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.

Acknowledged

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.

Refer to the revised Stormwater Management Report.

Hydrology & MassDEP Stormwater Management

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

Acknowledged

11. Compliance with the MassDEP Stormwater Standards and Stormwater Handbook is reasonable.

Acknowledged

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.

Refer to the revised Site Plans.

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.

Refer to the revised Site Plans.

14. On Sheet C-301, the invert elevation of the proposed 3" PVC pipe should be provided at the connection to the catch basin.

Refer to the revised Site Plans.

15. The "Drain Manhole (DMH)" construction detail on Sheet C-401 should include an invert channel at the bottom of the manhole.

Refer to the revised Site Plans.

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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.

Refer to the revised Site Plans.

General Comments

17. On Sheet V-101, General Note #1 references a property (# 57 Brigham Street) unaffiliated with this project.

Refer to the revised Site Plans.

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.

Refer to the revised Site Plans.

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.

Refer to the revised Site Plans.

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.

Refer to the revised Site Plans.

21. The Parking Summary Table on Sheet C-101 should be noted as being pursuant to §12.7.6, not §12.7.4.

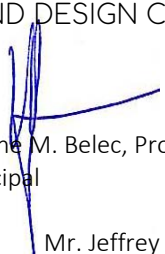
Refer to the revised Site Plans.

The project proponent is requesting waivers from the Planning Board as detailed in the Waiver Request Form in the submitted application packet. In addition to the waivers previously requested, the applicant is also seeking a waiver to Section 4.2.3.3 for parking serving a Multi-Family Dwelling being located within the side yard building setback. As discussed with the Planning Board, the waiver is necessary to accommodate the 9'x20' grass paver parking spaces.

We trust that you will find the enclosed information acceptable and we thank you in advance for your review of the information. Please feel free to contact me should you have any questions or wish to discuss.

Sincerely,

LAND DESIGN COLLABORATIVE


Wayne M. Belec, Project Manager
Principal

cc: Mr. Jeffrey M. Walsh, P.E., Principal, Graves Engineering Inc.
Mr. Patrick Duffy, 4027 Main Street, LLC

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