

HERITAGE DESIGN GROUP

EXHIBIT 14

PLANNERS ♦ SURVEYORS ♦ ENGINEERS ♦ LANDSCAPE ARCHITECTS

FILE

RECEIVED

July 7, 2017

JUL - 7 2017

**PLANNING BOARD
GRAFTON, MA**

Mr. Joseph Laydon, Town Planner
Grafton Municipal Center
30 Providence Road
Grafton, MA 01519

Re: Site Plan Review – Special Permit
8 Millennium Drive
HDG #2016-063

Dear Mr. Laydon,

We have received plan review comments from Graves Engineering regarding the Registered Marijuana Dispensary (RMD) proposed at 8 Millennium Drive. In response to these comments we offer the following:

Zoning By-Law

1. A dumpster pad location has been added to the site plans.
2. Heights of chain link fences have now been added to the site plans.
3. The waiver request for the sign has been withdrawn, we believe the sign currently proposed conforms to the zoning bylaw.

Grafton's Regulations Governing Stormwater Management

4. Because the stormwater management basin will be constructed with fill from the building area, the construction cost estimate for the stormwater system will include some of the earthwork necessary for site pad preparation. We will forward these revised site plans to a site contractor for an estimate of this work and also a projected timeline. This information will be submitted to the Planning Board when it is received.
5. A limit of work line has been added to the plans.

6. Construction staging areas and snow storage areas have been added to the Erosion Control

Regulations for the Administration of the Wetlands Bylaw

7. A phasing plan has been prepared and is attached herewith

8. The waiver request to exclude fencing has been filed with the Notice of Intent with the Conservation Commission.

9. The plans have been revised to show that the forebay has been increased in size to accommodate a volume equivalent to 0.1" times the tributary area. The stormwater report has also been revised to reflect this change.

Hydrology & MassDEP Stormwater Management Review

10. The stormwater management system was sized to accommodate anticipated future expansion of this development.

11. The drainage report has been revised to correct the invert elevation for swales 1 & 3.

12. Drainage area plans in the drainage report have been revised to increase the size of the text to make it legible.

13. OK

14. The forebay design has been revised on the plans to ensure that small storms will be routed to the sand filter. Gabions are no longer specified for the forebay.

15. The drainage report has been revised to include primary and secondary outlets from the detention basin. These outlet hydrographs are now added to the undetained runoff hydrographs, which results in smaller peak flows due to the lag in time (detention). This change resulted in lower peak elevations in the detention basin for the 100-year storm and allowed the top of the berm and spillways to be lowered and still provide 1' of freeboard.

16. The forebay design has been revised to ensure that water passing through the forebay will flow into the detention basin.

17. The Operation and Maintenance Plan in the stormwater report has been revised to include sand filter maintenance and operation.

18. No silt fencing is proposed to be installed with the straw wattles, the silt fencing shown on the detail is only to provide guidance if installation of silt fence is directed during construction. The ECB detail has been revised to reflect this.

19. A stabilized construction entrance and material stockpile areas have been added to the Erosion Control Plan.

General Engineering

20. Plans have been revised to show vertical granite curb with radii at the driveway entrance from Millennium Drive. The curbing for Primary Colors has also been added to the plan. Curbing within the parking area has also been changed to sloped granite edging.
21. Plans have been revised to include a riser detail for the forebay outlet.
22. Plans have been revised to indicate the sign locations and pavement markings for the handicap accessible parking spaces.
23. The revised plans show a new forebay design that changed the configuration of the riprap swales.
24. The proposed contours in swale 3 have been revised to reflect proposed conditions at headwall 3. This is shown on the revised plans.
25. The narrative for MassDEP Stormwater Standard 10 in the drainage report has been revised and no longer references roof drains. Roof downspouts will discharge above ground to maintain an open drainage system.
26. Plans have been revised to indicate the size, slope and length of the pipes running into and out of the sand filter.
27. Plans have been revised to show wallpack lighting on the south side of the building and light poles in the parking area on the north side of the building.
28. The detail for the grass swales has been revised to indicate soil matting in the swale.

General Comments

29. The sand filter construction detail has been revised by adding 300 to the proposed elevations.
30. We will address comments from Grafton Water District and Grafton Sewer Department separately when they are received.

Grafton Town Planner
July 7, 2017
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Attached is revised plan set (12 sheets) dated July 7, 2017 that reflect the revisions noted above. Please let us know if you have any additional comments or concerns. We look forward to our next meeting with the Board to discuss this project.

Very truly yours,

Heritage Design Group, LLC



Eric J. Bazzett, P.E.

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