

COPY



Natalia Alward <alwardn@grafton-ma.gov>

Fwd: 88 Worcester Street, Grafton, MA

1 message

Joe Laydon <laydonj@grafton-ma.gov>

Mon, Jan 8, 2018 at 2:44 PM

To: Dave Robbins <robbins.dave@verizon.net>, "Hassinger Linda C." <lc.hassinger@gmail.com>, "J. Daniel Graham" <jdgraham09@gmail.com>, Michael Scully <mscully@gmail.com>, Robert Hassinger <r.hassinger@ieee.org>, Sharon Carroll Tidman <sharoncarrolltidman@verizon.net>
Cc: Rachel Benson <bensonr@grafton-ma.gov>, Natalia Alward <alwardn@grafton-ma.gov>

Board Members,

At the last meeting, Members asked about restricting circulation at 88 Worc Street to one way in and one way out. Below is the traffic consultant's response to that question.

Joe

RECEIVED

JAN - 8 2018

PLANNING BOARD
GRAFTON, MA

Joseph Laydon

Town Planner

Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

Phone (508) 839-5335 x1144
Fax (508) 839-4602

laydonj@grafton-ma.gov
www.grafton-ma.gov

Follow us: Facebook - Planning Department

EXHIBIT 28

----- Forwarded message -----

From: Robert Michaud <RMichaud@mdmtrans.com>
Date: Mon, Jan 8, 2018 at 2:41 PM
Subject: RE: 88 Worcester Street, Grafton, MA
To: Joe Laydon <laydonj@grafton-ma.gov>

I wouldn't recommend one-way for several reasons:

- Fueling position on vehicles is variable (some vehicles have fuel port on right, some of left); hence restricting flow patterns to one-way would complicate patterns within the Site as vehicles need to recirculate to park with fuel port on correct side of open pumps.
- There is no reasonable way to physically restrict the driveways to one-way; in practice patrons would likely use them for two-way travel even if marked as one-way. (Recall the Weston Route 20 gas station at I-95? That was restricted and recent monitoring shows motorists ignore the restrictions). This would cause unanticipated conflicts by motorists who "follow the rules".

- Most stations (including the station opposite the site) are two-way; most drivers are used to this typical pattern and there is no known safety deficiency for the station opposite the site based on MassDOT crash database.

Bob

From: Joe Laydon [mailto:laydonj@graffon-ma.gov]
Sent: Monday, January 08, 2018 2:31 PM
To: Robert Michaud <RMichaud@mdmtrans.com>

Subject: Re: 88 Worcester Street, Grafton, MA

Bob,

Quick question I hope you can answer for me, do you see any benefit restricting access through the site to one way in and out?

A PB member asked me of this. I don't but wanted to check with you.

Thanks

Joe

Joseph Laydon

Town Planner

Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

Phone (508) 839-5335 x1144

Fax (508) 839-4602

laydonj@graffon-ma.gov

www.graffon-ma.gov

Follow us: [Facebook](#) - [Planning Department](#)

On Fri, Dec 8, 2017 at 10:53 AM, Robert Michaud <RMichaud@mdmtrans.com> wrote:

Joe –

Traffic review letter attached; no major issues.

While we do offer suggestions for the driveway design to better address pedestrian movement, MDM generally concurs with the driveway locations and orientation; the design is consistent with MassDOT criteria and in our opinion will not impede circulation to/from the fuel pump areas. We do not see the need to shift the easterly driveway further east; however, to the extent the Applicant is able to shift further east as Graves suggests, we agree would provide for more maneuvering separation for the pumps.

Bob

Robert J. Michaud, P.E.

Managing Principal

MDM Transportation Consultants, Inc.

28 Lord Road, Suite 280

Marlborough, MA 01752

Tel: (508) 303-0370, ext. 104

Fax: (508) 303-0371

Email: rmichaud@mdmtrans.com

From: Joe Laydon [<mailto:laydonj@grafton-ma.gov>]

Sent: Tuesday, December 05, 2017 11:13 AM

To: Robert Michaud <RMichaud@mdmtrans.com>

Subject: Fwd: 88 Worcester Street, Grafton, MA

Bob, in doing your peer review, can you also comment on a possible need to shift the eastern entrance 10' to the east as commented by Graves Engineering.

See email below.

Thanks

Joe

Joseph Laydon

Town Planner

Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

Phone (508) 839-5335 x1144

Fax (508) 839-4602

laydonj@graffon-ma.gov

www.graffon-ma.gov

Follow us: [Facebook](#) - Planning Department

----- Forwarded message -----

From: Huseyin Sevincgil <hs@mhfdesign.com>

Date: Tue, Dec 5, 2017 at 11:06 AM

Subject: RE: 88 Worcester Street, Grafton, MA

To: Joe Laydon <laydonj@graffon-ma.gov>, Maria Mast <mastm@graffon-ma.gov>

Cc: "Brown, Rebecca" <rebeccabrown@gpinet.com>, Trevor Moore <Trevor.Moore@applegreen.ie>, "cdecker007@gmail.com" <cdecker007@gmail.com>, "Benton, Genevieve M." <gbenton@bowditch.com>, Patrick McLaughlin <pwm@mhfdesign.com>, "Smith, Joshua Lee" <JSMITH@bowditch.com>

Joe/Maria

I want to discuss comment 7 on the attached review letter with you and Maria. Perhaps she will also be available to discuss today?

Comment 7 requests that the driveway should be moved 10' to the east. This 10' shift will impact the location of the raingarden which is currently shown outside of the wetlands no disturb buffer. If we shift the driveway over, then the rain garden would be pushed into the no-disturb buffer. I am not sure if Conservation Commission will be okay with this.

Can you discuss with Maria and either respond via email or call me to discuss.

Hüseyin Sevinçgil, P.E. | *Project Manager* | hs@mhfdesign.com

MHF Design Consultants, Inc.



44 Stiles Road, Suite One | Salem, NH 03079

p: 603-893-0720 ext. 25 | f: 603-893-0733 | www.mhfdesign.com

From: Joe Laydon [mailto:laydonj@graffon-ma.gov]
Sent: Tuesday, December 5, 2017 8:16 AM

To: Huseyin Sevincgil
Cc: Brown, Rebecca; Trevor Moore; cdecker007@gmail.com; Benton, Genevieve M.; Patrick McLaughlin; Smith, Joshua Lee
Subject: Re: [88 Worcester Street, Grafton, MA](#)

I am available this morning between 10 and noon.

Please note that it is my preference to have questions in writing if you are seeking clarification on specific comments already received. While I will talk on the phone, please also know I will be summarizing any answers I provide in writing for the record so that the Board can review as part of our hearing process.

Sincerely

Joe

Joseph Laydon

Town Planner

Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

Phone (508) 839-5335 x1144

Fax (508) 839-4602

laydonj@graffon-ma.gov

www.graffon-ma.gov

Follow us: Facebook - Planning Department

On Mon, Dec 4, 2017 at 5:38 PM, Huseyin Sevincgil <hs@mhfdesign.com> wrote:

Joe

Are you available for a call tomorrow to discuss some of the initial comments we have received.



Hüseyin Sevincgil, P.E. | *Project Manager* | hs@mhfdesign.com

MHF Design Consultants, Inc.

44 Stiles Road, Suite One | Salem, NH 03079

p: 603-893-0720 ext. 25 | f: 603-893-0733 | www.mhfdesign.com

From: Joe Laydon [<mailto:laydonj@graffon-ma.gov>]

Sent: Thursday, November 30, 2017 3:19 PM

To: Huseyin Sevincgil

Cc: Brown, Rebecca; Trevor Moore; cdecker007@gmail.com; Benton, Genevieve M.; Patrick McLaughlin; Smith, Joshua Lee

Subject: Re: 88 Worcester Street, Grafton, MA

I won't have my formal comments until next week.

Joe

Joseph Laydon

Town Planner

Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

Phone (508) 839-5335 x1144

Fax (508) 839-4602

laydonj@graffon-ma.gov

www.graffon-ma.gov

Follow us: [Facebook](#) - Planning Department

On Thu, Nov 30, 2017 at 3:13 PM, Huseyin Sevincgil <hs@mhfdesign.com> wrote:

Joe

When do you expect to issue your staff report? We would like to discuss your comments as well as the Graves comment letter with you at your earliest convenience.



Hüseyin Sevinçgil, P.E. | *Project Manager* | hs@mhfdesign.com

MHF Design Consultants, Inc.

44 Stiles Road, Suite One | Salem, NH 03079

p: 603-893-0720 ext. 25 | f: 603-893-0733 | www.mhfdesign.com

From: Joe Laydon [<mailto:laydonj@grafton-ma.gov>]

Sent: Wednesday, November 22, 2017 11:46 AM

To: Brown, Rebecca

Cc: Monticup, Heather; Trevor Moore; cdecker007@gmail.com; Benton, Genevieve M.; Patrick McLaughlin; Huseyin Sevincgil; Smith, Joshua Lee

Subject: Re: 88 Worcester Street, Grafton, MA

Rebecca,

I have asked Robert Michaud for a quote.

I expect a more formal discussion to occur as part of the hearing and once D3 has received an application. I fully am aware of the culvert constraint but the issue needs to be addressed, even if it is a future state resolution.

I do disagree that the western sidewalk in the field is acceptable. On the ground it is not adequate and existing curbing is creating the pinch point. If necessary, our traffic consultant can chime in on this When brought on board.

I will be providing a written staff report where I raise all of these issues. Once you have that, you can respond to those issues in the letter rather than keeping track of email comments

Sincerely

Joe

Sent from my iPhone

On Nov 22, 2017, at 11:32 AM, Brown, Rebecca <rebeccabrown@gpinet.com> wrote:

Joe,

Below are a few responses to your questions below.

- We are in the process of pulling together the Application for Access to State Highway and anticipate sending it out on Monday.
- The existing sidewalk over Axtell Brook is only 3-4 feet wide due to the width of the culvert crossing. The sidewalk is crumbling and provides very little reveal. It could be reconstructed at a similar width with 6-inch reveal, but could not be widened to 5 feet without replacing the culvert. There is a pinch point at the easterly end of the sidewalk as it reaches the credit union driveway, which would make constructing an ADA-compliant ramp difficult without modifying the radius of the driveway or reconstructing the culvert.
- From what I can tell, the wheelchair ramps on Sheet 8 are consistent with the ramps on the site plan sheets with the exception that the tactile warning devices are not shown on the site plan sheets.
- Do you know who will be conducting the peer review on behalf of the Town?

MHF may have some additional responses for you.

Thank you and have a wonderful Thanksgiving.

 Rebecca Brown, P.E., PTOE
d +1 (978) 570-2946 | c +1 (603) 370-8532
An Equal Opportunity Employer

From: Smith, Joshua Lee [<mailto:JSMITH@bowditch.com>]
Sent: Monday, November 20, 2017 1:49 PM
To: Monticup, Heather <hmonticup@gpinet.com>; 'hs@mhfdesign.com' <hs@mhfdesign.com>

Cc: 'trevor.moore@applegreen.ie' <trevor.moore@applegreen.ie>; 'hs@mhfdesign.com' <hs@mhfdesign.com>; 'cdecker007@gmail.com' <cdecker007@gmail.com>; Benton, Genevieve M. <gbenton@bowditch.com>; 'Patrick McLaughlin (pwm@mhfdesign.com)' <pwm@mhfdesign.com>
Subject: RE: 88 Worcester Street, Grafton, MA

Heather and Huseyin, please let me know your thoughts on the email below from the Grafton town planner.

Thanks.

-Josh

Joshua Lee Smith
Bowditch & Dewey, LLP | T 508-926-3464 | C 508-450-3792
Boston | Framingham | Worcester
www.bowditch.com | jsmith@bowditch.com | Bio | <image002.png>

<image003.png>

An invitation to read our blogs:

- At the Bar with Bowditch: A Legal Blog for the Craft Brewing Community
-
- Campus Counsel
- Commercial Real Estate Insight & News
- Don't Tax Yourself
- LGBTQ Legal Issues

From: Joe Laydon [mailto:laydonj@grafton-ma.gov]
Sent: Monday, November 20, 2017 1:19 PM
To: Benton, Genevieve M.; Smith, Joshua Lee
Cc: trevor.moore@applegreen.ie; hs@mhfdesign.com; cdecker007@gmail.com; Rachel Benson; Maria Mast
Subject: Re: 88 Worcester Street, Grafton, MA

This Message originated outside your organization.

Gen,

Thanks for the plans. We have placed all the material on line and we look forward to the Dec 11th public hearing.

Couple comments off the block:

1. MassDOT District 3 - have you reviewed the plans with D-3?
2. Sidewalks: I would like the sidewalk surface over Axtell Brook to be replaced as well. The surface is irregular to the cut for the credit union.
3. District 3 and Guardrail - When talking to D-3, inquire about the eastern portion of the guardrail that appears to be leaning into sidewalk. I will follow up as well. This is an accessibility issue.
4. Western Sidewalk - Existing curbing narrows down the available width of the sidewalk. Curbing should be revised to allow for appropriate ADA transition to crosswalks across curb opening. Detail on Sheet 8 of 10 for wheel chair ramp does not seem to be applied on site plan sheets.
5. Traffic Study - I am sending the traffic study to a peer consultant to get a review cost. I will let you know what that ends up being. You will have the option of either submitting a deposit to requesting a waiver from the PB and arguing that waiver at the 11th.

I am going to take a closer look at the plans next week for a more thorough review but wanted to get these out asap.

Thanks

Joe

Joseph Laydon

Town Planner

Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

Phone (508) 839-5335 x1144

Fax (508) 839-4602

laydonj@graffon-ma.gov

www.graffon-ma.gov

Follow us: [Facebook](#) - Planning Department

On Fri, Nov 10, 2017 at 11:21 AM, Benton, Genevieve M. <gbenton@bowditch.com> wrote:

Mr. Laydon:

This firm represents Petrogas Group New England Inc. in connection with the redevelopment of the above-referenced property. Attached please find a revised plan set for its application for modification of special permits and site plan approval and application for special permits for signs.

Thank you.

Gen

Genevieve M. Benton
Legal Administrative Assistant
Bowditch & Dewey, LLP | T 508-926-3356
Boston | Framingham | Worcester
www.bowditch.com | gbenton@bowditch.com |

<image004.png>

An invitation to read our blogs:

- At the Bar with Bowditch: A Legal Blog for the Craft Brewing Community
- Campus Counsel
- Commercial Real Estate Insight & News
- Don't Tax Yourself
- LGBTQ Legal Issues

This e-mail message is generated from the law firm of Bowditch & Dewey, LLP and contains information that is confidential and may be privileged as an attorney/client communication or as attorney work product. The information is intended to be disclosed solely to the addressee(s). If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this email information is prohibited. If you have received this email in error, please notify the sender by return email and delete it from your computer system. For more information about Bowditch & Dewey, please visit our web site at www.bowditch.com

This e-mail message is generated from the law firm of Bowditch & Dewey, LLP and contains information that is confidential and may be privileged as an attorney/client communication or as attorney work product. The information is intended to be disclosed solely to the addressee(s). If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this email information is prohibited. If you have received this email in error, please notify the sender by return email

and delete it from your computer system. For more information about Bowditch & Dewey, please visit our web site at www.bowditch.com

This communication and any attachments are intended only for the use of the individual or entity named as the addressee. It may contain information which is privileged and/or confidential under applicable law. If you are not the intended recipient or such recipient's employee or agent, you are hereby notified that any dissemination, copy or disclosure of this communication is strictly prohibited and to notify the sender immediately.

This e-mail message is generated from the law firm of Bowditch & Dewey, LLP and contains information that is confidential and may be privileged as an attorney/client communication or as attorney work product. The information is intended to be disclosed solely to the addressee(s). If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this email information is prohibited. If you have received this email in error, please notify the sender by return email and delete it from your computer system. For more information about Bowditch & Dewey, please visit our web site at www.bowditch.com

The information transmitted in this electronic communication is intended only for the person or entity to whom it is addressed and may contain confidential and/or privileged material. If you are not the intended recipient, you are hereby notified that any dissemination, copying or disclosure of this communication is strictly prohibited. If you have received this communication in error, please notify MDM Transportation Consultants at (508) 303-0370 and delete this communication immediately without copying or distributing it.