



100 GROVE ST. | WORCESTER, MA 01605

August 19, 2022

Grafton Planning Board
Grafton Municipal Center
30 Providence Road
Grafton, MA 01519

Grafton Conservation Commission
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Grafton, MA 01519
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**Subject: Afonso Village
100 Westboro Street “Parcel D”
Site Plan Modification and Special Permit Review**

Dear Board Members and Commissioners:

We received the following documents in our office August 12, 2022 via e-mail:

- Correspondence from Pulte Homes to Grafton Planning Board dated August 12, 2022, RE: Comments from Graves Engineering, Inc.: Afonso Village, 100 Westborough Road, with attachments.
- Correspondence from Grafton Water District to Pulte Homes dated February 16, 2022, RE: Village at Institute, Institute Road, North Grafton, MA.
- Email correspondence from Paul Cournoyer of Grafton Department of Public Works to Essek Petrie of Pulte Homes dated January 10, 2022, RE: 100 Westboro Road – Meeting.
- Plans entitled Site Plan and Special Permit, Afonso Village, A Mixed Use Development, 100 Westboro Road (Parcel D), Grafton, MA dated June 8, 2022 and revised August 12, 2022, prepared by Civil Design Group, LLC for Pulte Homes. (19 sheets – Sheets 8 and 9, intentionally omitted)

Graves Engineering, Inc. has been requested to review the plans and supporting materials for compliance with the “Grafton Zoning By-Laws”; Town of Grafton “Regulations for the Administration of the Wetlands Bylaw”; Town of Grafton “Regulations Governing Stormwater Management”; Massachusetts Department of Environmental Protection (MassDEP) Stormwater Handbook and generally accepted engineering practices.

This letter is a follow-up to our previous review letter dated August 8, 2022. For clarity, the comments from our previous letter are *italicized* and our comments to the design engineer’s responses are depicted in **bold**. Previous comment numbering has been maintained.

Our comments follow:

Zoning By-Law

1. *A photometrics plan should be provided to show the extent of illumination from the proposed lighting fixtures. (§1.3.3.3.d.22)*
Acknowledged. The plan set was revised to include a photometrics plan.

2. To satisfy the required number of parking spaces, there are parking garages under Building #1 and Building #2. GEI noted that in the architectural drawings there are several parking stalls that consist of two parking spaces with the vehicles parked end-to-end (each building having 14 parking stalls consisting of 28 parking spaces). It will up to the operator of the building to determine how parking spaces are assigned; however, GEI recommends that the mutual parking spaces in each stall be assigned to one household to allow for vehicle accessibility rather than assign the two spaces in a stall to two different households. (§4.2.2 & §12.7.6.1)

The design engineer responded that they agree with GEI's comment on tandem parking, and that they typically assign parking spaces this way. They also note that the parking requirements are met without including the tandem parking spaces.

3. The proposed site plan modification relies on creating two lots from the one lot for which the original application was made. The left side of Sheet 3 shows a "proposed future subdivision line." GEI defers to the Planning Board how the modified project's dwelling unit density should be calculated – based upon the area of the original tract of land or based upon the smaller area of land on which the applicant's project will be located. (§12.4.2)

The applicant provided dwelling unit density calculations that indicate that the density could be permitted based upon the area of the original tract of land or based upon the two smaller tracts of land, one of which is the applicant's project. GEI has no issues with the calculations and defers further consideration of this issue, if any, to the Planning Board.

Regulations for the Administration of the Wetlands Bylaw

4. GEI has no issues relative to compliance with the Grafton Wetland Regulations.
No further comment necessary.

Grafton Stormwater Management Regulations

5. GEI has no issues relative to compliance with the Grafton Stormwater Management Regulations.
No further comment necessary.

Hydrology & Stormwater Management Review

6. GEI reviewed the hydrology calculations and found them to be in order.
No further comment necessary.
7. Compliance with the MassDEP Stormwater Standards are reasonable.
No further comment necessary.

General Engineering Comments

8. On Sheet 10, the project is proposed to be completed in two phases. Consideration should be given to providing a temporary turnaround for the Phase 1 driveway near the line separating Phase 2 to accommodate parcel delivery vehicles so that said vehicles do not have to back up after making deliveries to Units #1 - #3.

Acknowledged. Sheet 10 was revised to include a temporary T-shaped turnaround consisting of two fifteen-foot by thirty-foot "legs".

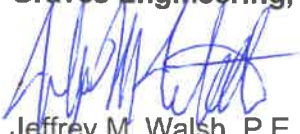
General Comments

9. *GEI understands that the Town of Grafton Water and Sewer Departments will review for their respective departments.*
No further comment necessary.

10. *GEI did not review the architectural plans.*
No further comment necessary.

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: Matthew Leidner, P.E.; Civil Design Group, LLC
Essek Petrie; Pulte Group
Mark Mastroianni; Pulte Group