



100 GROVE ST. | WORCESTER, MA 01605

August 8, 2022

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

Grafton Conservation Commission
Grafton Municipal Center
30 Providence Road
Grafton, MA 01519
T 508-856-0321
F 508-856-0357
gravesengineering.com

**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 June 15, 2022:

- Plans entitled Site Plan and Special Permit, Afonso Village, A Mixed Use Development, 100 Westboro Road (Parcel D), Grafton, MA dated June 8, 2022, prepared by Civil Design Group, LLC for Pulte Homes. (19 sheets – Sheets 8 and 9, intentionally omitted)
- Plans entitled Architectural Plans for Afonso Village, Multifamily Community, Village Mixed Use Zone, Westboro Road, Grafton, Massachusetts dated May 2022, prepared by Pulte Homes. (18 sheets)
- Bound document entitled Stormwater Memorandum, Afonso Village, A Mixed Use Development, 100 Westborough Road, Grafton, MA, dated June 8, 2022, prepared by Civil Design Group, LLC for Pulte Homes of New England, LLC.

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. GEI was authorized to proceed with this review on July 11, 2022.

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)
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)

x:\shared\projects\graffonpb\afonsovillage\reviews\site plan modifications\gpb0808022afspm.docx

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)

Regulations for the Administration of the Wetlands Bylaw

4. GEI has no issues relative to compliance with the Grafton Wetland Regulations.

Grafton Stormwater Management Regulations

5. GEI has no issues relative to compliance with the Grafton Stormwater Management Regulations.

Hydrology & Stormwater Management Review

6. GEI reviewed the hydrology calculations and found them to be in order.
7. Compliance with the MassDEP Stormwater Standards are reasonable.

General Engineering Comments

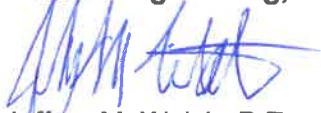
8. On Sheet 10, the project is proposed to be completed in two phases. Consideration should be given to providing a temporary turnaround for the Phase 1 driveway near the line separating Phase 2 to accommodate parcel delivery vehicles so that said vehicles do not have to back up after making deliveries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

General Comments

9. GEI understands that the Town of Grafton Water and Sewer Departments will review for their respective departments.
10. GEI did not review the architectural plans.

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