



**Guerriere &
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ENGINEERING & LAND SURVEYING

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Est. 1972

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Grafton, MA

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July 1, 2020

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

RE: *Comments from Graves Engineering, Inc.: Afonso Village, 100 Westboro Street "Parcel D," Grafton, MA*

Dear Members of the Board:

On behalf of our client, Afonso Village, Guerriere & Halnon, Inc. has prepared the following information to address the comments contained in the letter from Graves Engineering, Inc. dated June 17, 2020. **Graves Engineering's** findings, comments and recommendations are shown in *italics* followed by our response in **bold**.

Zoning By-Law

5. *For the two buildings with retail space located on the northern side of the site, the plans need to depict where the proposed loading area(s) will be. (§1.3.3.3.d. 19)
The engineer deferred to the architect regarding the location of the loading spaces.*

GH: The loading spaces have been added to the plan, see site plan for location

Hydrology & MassDEP Stormwater Management

10. *Compliance with MassDEP Stormwater Handbook appears to be reasonable except as noted in the following five comments. Compliance with MassDEP Stormwater Handbook is reasonable except as noted in comment 14.*

GH: See note 14 below

14. *(Infiltration) Basin #1 was originally proposed to serve the residential subdivision. It has been redesigned to serve both the subdivision and the proposed Afonso Village mixed-use project. The bottom of the basin was lowered, and the basin was expanded easterly (roughly doubled in size) so that it is farther into a slope. The deepest earth cut to construct the revised basin will be*

approximately fourteen feet. Based upon the soil testing information currently available, the modified basin will not have a two-foot offset to high groundwater. The basin bottom has been raised by two feet. However, the size of the basin's footprint was enlarged and compared to the Village at Institute Road plans the basin was expanded 50 to 90 feet easterly where the existing ground elevations are higher. I recommend that soil testing be performed in this expanded area to confirm that the required groundwater offset will be satisfied.

GH: Additional soil testing was performed on 6/25/20 with two test pits in the area of the expanded basin. No groundwater was encountered but modelling was observed at elevations 377 and 375.5. Since there is a possibility that the constructed basin may intercept groundwater, the bottom has been re-designed so as to isolate the area designated for infiltration and to be sloped to avoid potential ponding. Both the design plans and Stormwater Report have been revised to reflect the new information and changes.

15. *The design engineer needs to submit supporting \documents to substantiate the total suspended solids (TSS) removal rates for the Stormceptor treatment units. Supporting documents were submitted. The proposed CS-4 and CS-6 Contech Cascade treatment units are reasonable. The plans (e.g- Sheet 4 or Sheet 13) need to clarify which Contech treatment unit will be installed at WQMH-1 and which will be installed at WQMH-2.*

GH: Clarification has been made on the utility plan as well as on the detail sheets.

General Comments

39. *GEI did not review for compliance with Town of Grafton Conservation Commission requirements. By way of separate letters issued by our office, GEI reviewed the plans and supporting documents on behalf of the Grafton Conservation Commission.*

GH: All comments have been addressed and a response letter has been prepared

Additional Comments June 17, 2020:

42. *With the additional spot elevation of 399.5 at the aisle between the accessible parking spaces at the southwestern-most building, runoff will flow toward the building (F.F. Elev. = 399.0). Positive drainage away from the building needs to be provided.*

GH: Elevations have been adjusted

43. *GEI did not perform a peer review of the Traffic Impact and Access Study. We did review the conclusions, which included a reference to the provision of bicycle racks, which have been included on Sheet 3 of the plans.*

GH: Acknowledged

We believe these responses have addressed the concerns expressed by Graves Engineering from their review letter. Should you have any further questions or concerns, please contact our office.

Sincerely,

Guerriere & Halnon, Inc.



Amanda Cavaliere, Franklin Office Manager