



100 GROVE ST. | WORCESTER, MA 01605

February 21, 2023

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

Grafton Conservation Commission
Grafton Municipal Center
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Grafton, MA 01519
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**Subject: 58 Follette Street Cell Tower
Site Plan, Special Permit, Stormwater Regulations and Wetland Regulations
Review**

Dear Planning Board Members and Conservation Commissioners:

We received the following documents on February 6, 2023 via email:

- Correspondence from ProTerra Design Group, LLC to Grafton Planning Board and Conservation Commission dated January 19, 2023, RE: Response to Peer Review of Site Plan, Special Permit, Stormwater Regs, and Wetland Regs. Review, 58 Follette Street Cell Tower, Grafton MA.
- Plans entitled Verizon, Grafton 5 MA, 58 Follette Street, Grafton, MA 01519 dated January 11, 2023 and last revised January 17, 2023, prepared by ProTerra Design Group, LLC for Cellco Partnership. (25 sheets)

On behalf of the Grafton Planning Board, Graves Engineering, Inc. (GEI) was requested to review and comment on the plans' and supporting documents' conformance with applicable Grafton Zoning By-Law amended through June 20, 2020; Massachusetts Department of Environmental Protection (MassDEP) Stormwater Handbook and standard engineering practices. On behalf of the Grafton Conservation Commission, GEI was requested to review and comment on the documents' conformance with applicable Regulations for the Administration of the Grafton Wetlands Protection Bylaw, Town of Grafton Conservation Commission Regulations Governing Stormwater Management, Massachusetts Department of Environmental Protection (MassDEP) Stormwater Handbook and standard engineering practices. As part of our initial review, GEI visited the site on December 2, 2022.

This letter is a follow-up to our previous review letter dated December 5, 2023. For clarity, 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. *Pertaining to civil engineering, GEI has no issues relative to compliance with §1.3.3 or §5.8.6 of the Grafton Zoning By-Law except as noted in the two following comments.*
GEI has no issues relative to compliance with §1.3.3 or §5.8.6 of the Grafton Zoning By-Law.

2. *The plans propose earth cuts and fills on hilly terrain to construct the driveway, compound, and stormwater infrastructure. An estimate of the net amount of earth material to be removed from or imported to the site should be provided on the plans. (§1.3.3.3.d.17)*

Acknowledged. Sheet A-2 was revised to state there is a net cut of 1,625 cubic yards, and that 2,025 cubic yards of gravel will be imported.

3. *The plans do not propose landscaping at the base of the facility. GEI recommends that the applicant discuss with the Planning Board how the project will meet the purposes of the landscaping subsection. (§5.8.6.13)*

The design engineer presented their reasoning for not proposing screening at the tower compound and the plans were revised to include additional landscape screening between the driveway and the abutting Parcel 104-9. GEI defers further review of the proposed landscaping, if any, to the Planning Board. GEI has no issue with the proposed landscaping.

Regulations for the Administration of the Grafton Wetlands Protection Bylaw

4. *GEI has no issues relative to compliance with these regulations.*
No further comment necessary.

Conservation Commission Regulations Governing Stormwater Management

5. *GEI has no issues relative to compliance with these regulations.*
No further comment necessary.

Hydrology & MassDEP Stormwater Management

6. *GEI reviewed the hydrology computations and found them to be in order.*
No further comment necessary.
7. *Compliance with MassDEP Stormwater Handbook is reasonable except as noted in the following comment.*
Compliance with the MassDEP Stormwater Handbook is reasonable.
8. *On Sheet D-6, in the Detention Basin-2 Plan inset the top of berm elevation is proposed to be 364.0 feet (by spot elevations), which is in order, but the 363 topographic contours on the berm are only seven feet apart. With the 3H:1V grading on the berm slopes, the top of the berm (at elevation 364.0 feet) will only be one foot wide. The top of the berm needs to be widened.*

Acknowledged. The grading along Detention Basin-2 was revised to provide a four-foot-wide top of berm.

General Engineering Comments

9. *On Sheet P-1, the label for the twin driveway culverts needs to be revised so that the inlet end and the outlet end of the culverts are clearly identified. The culverts' inlet and outlet invert elevations were provided, but the end of the culverts to which they pertain were not identified. Also, the existing drainage pipe located near the end of the proposed twin culverts needs to be shown. Looking only at Sheet P-1, it is not clear whether the direction of flow should be into the wetland or out of the wetland.*

Acknowledged. Sheet P-1 was revised to clearly show the flow direction, the invert elevations at each end of the twin driveway culverts and the layout of the existing drainage pipe.

10. *Based upon visual observations during my site visit, there appeared to be a drainage channel from the wetland that originates near wetland flag A-15. Please see Photo 1 on the following page. My review of Grafton GIS mapping (topography at two-foot contour intervals) and USGS topographic mapping further indicated that the drainage channel likely exists, and that the direction of flow is out of the wetland to the abutting property east of the project. Sheet P-1 of the plans proposes approximately 0.5 feet of fill at the drainage channel. This drainage flow path should not be interrupted unless accommodated in the site design.*

Acknowledged. The plans were revised to include a twelve-inch driveway culvert near wetland flag A-14.

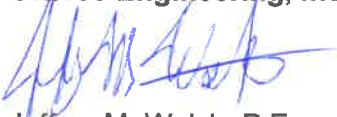
General Comments

11. *On Sheet D-6, in the Detention Basin-1 Plan inset the spot elevation of "342.0" on the berm is a typographic error and needs to be corrected to "343.0" – the highest topographic contours that define the impoundment.*

Acknowledged. The grading along Detention Basin-1 was revised, and the spot elevation removed.

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: Michael S. Giaimo; Robinson & Cole LLP