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March 7, 2023

Grafton Planning Board
Grafton Municipal Center
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Grafton, MA 01519

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**Subject: 18 & 22 Donahue Lane
Site Plan Review**

Dear Planning Board Members:

We received the following documents on February 3, 2023:

- Correspondence from Connorstone Engineering, Inc. to Grafton Planning Board with enclosed Application for Special Permit, Application for Site Plan Approval and associated documents for 18 - 22 Donahue Lane, Grafton, MA.
- Full-sized and reduced-size plans entitled 18 Donahue Lane in Grafton, MA dated December 12, 2022, prepared by Connorstone Engineering, Inc. for Macura Realty Trust. (10 sheets)
- Bound document entitled Stormwater Report for Proposed Site Plan at 18-22 Donahue Lane, Grafton, MA dated January 24, 2023, prepared by Connorstone Engineering, Inc. for 18 & 22 Donahue Lane, LLC.

Graves Engineering, Inc. (GEI) was requested to review and comment on the plans' and supporting documents' conformance with applicable sections of Grafton Zoning By-Law amended through June 20, 2020; Massachusetts Department of Environmental Protection (MassDEP) Stormwater Handbook and standard engineering practices. GEI was authorized to proceed with this review on February 13, 2023. As part of our review GEI visited the site on February 22, 2023.

Our comments follow:

Zoning By-Law

1. GEI has no issues relative to compliance with the Grafton Zoning By-Law provided that comments 3 – 7 are addressed.
2. The plans identify the owner and applicant as Macura Realty Trust but the Application for Special Permit Application, Application for Site Plan Approval and the Stormwater Report identify the owner and applicant to be 18 & 22 Donahue Lane, LLC. The owner and applicant information should be consistent throughout the documents. (§1.3.3.3.d.2)
3. The Planning Board may wish to inquire of the applicant where trash will be stored. The plans do not propose any exterior refuse/trash containers. (§1.3.3.3.d.24)
4. To address the possible impediment of building egress by vehicles parked along the western and eastern sides of the proposed building, the plans should identify the locations of any building doors. (§1.3.3.3.d.31)

5. The plans need to include screening consisting of a fence or densely planted trees or shrubs adjacent to the abutting property at #14 Donahue Lane. (§3.2.2.4)
6. The access drive in front the garage of #12 is approximately 13' wide and increases to 24' at the entrance to the site. A minimum width of 24' is required. GEI measured the existing Donahue Lane pavement width to be 13 to 16.5 feet, but overhanging brush along the west side of the lane from the driveway of #6 Donahue Lane to about two hundred feet from Worcester Street and accumulated leaf litter on the pavement render the usable pavement width to be about 14 feet wide where the pavement width is 16.5+/- feet. GEI understands the applicant agreed to widen Donahue Lane to 24 feet wide as requested by the Grafton Fire Department. GEI has no issue with a pavement width of 24 feet and doesn't see a need to widen Donahue Lane to a width greater than 24 feet. (§4.2.4.2.1)
7. Landscaping is required proximate to the parking spaces; no landscaping is proposed in this area. (§4.2.4.5)

Hydrology & MassDEP Stormwater Management

8. GEI reviewed the hydrology computations and found them to be in order.
9. The Stormwater Report requires a professional engineer's stamp and signature.
10. Compliance with the MassDEP Stormwater Handbook and Stormwater Standards is reasonable.

General Engineering Comments

11. To address global stability (as opposed to erosion), GEI recommends that the applicant engage a geotechnical consultant to design any slopes steeper than 2H:1V (e.g., the ten- to twelve-foot high 1H:1V slope located west of the vehicle maneuvering area).
12. Sheets 4 and 5 propose a "Concrete Block Barrier/Curb" along the western edge of the vehicle maneuvering area. A construction detail needs to be provided for the "Concrete Block Barrier/Curb."
13. A construction detail showing the cross section of the swale to drainage structure D1-1 should be provided on the plans.

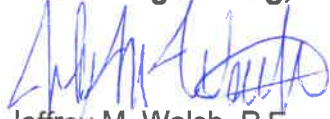
General Comments

14. Sheet 5 was mislabeled "Existing Conditions Plan and should be revised to "Proposed Conditions Plan."
15. GEI understands that an application will be filed with the Grafton Conservation Commission. GEI did not review this project for compliance with the Grafton Wetland Regulations nor the Grafton Stormwater Regulations.
16. GEI understands the Grafton Water District will review the proposed water infrastructure.
17. The plans include floor drain tank on the south side of the building to serve a floor drain system within the building. In addition to any local requirements, GEI understands that the floor drain

tank must also comply with 314 CMR 18.00 – Industrial Wastewater Holding Tanks and Containers and must meet a self-certification requirement administered by MassDEP. GEI has not reviewed the plans for compliance with 314 CMR 18.00.

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: Vito Colonna, P.E.; Connorstone Engineering, Inc.