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PLANNING BOARD
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GRAVES ENGINEERING, Inc.
100 GROVE ST. | WORCESTER, MA 01605
T 508-856-0321
F 508-856-0357
gravesengineering.com

June 23, 2017

Joseph Laydon
Town Planner
Grafton Municipal Center
30 Providence Road
Grafton, MA 01519

Subject: **Brookmeadow Village**
Brookmeadow Lane 0+00 to 22+00+/- and Taft Mill Road
Construction Completeness Review

Dear Joe:

As requested, Graves Engineering, Inc. (GEI) performed site visits through June 12, 2017 to evaluate construction completeness at a portion of the Brookmeadow Village residential subdivision located off Providence Road and Milford Road. Specifically, the portion of the subdivision consists of Brookmeadow Lane between Providence Road (station 0+00) and Taft Mill Road (station 22+00+/-), the entire length of Taft Mill Road, and Stormwater Basins #1, #2, #3 and #4. This letter addresses construction-related issues only. A review letter concerning the as-built plans, the acceptance plans and draft legal descriptions of the rights-of-way and easements is being issued under separate cover.

We understand that lot development is complete with the exception of Lots 72, 73 and 74. The finish road pavement was placed on October 6, 2015. Other finish surfaces (i.e. loam and seed, riprap, etc.) have been placed.

An initial construction completeness site visit was attended by GEI, Town staff, the applicant and the contractor on January 14, 2016.

This letter is a follow-up to our previous construction completeness review letters dated January 18, 2016 and June 10, 2016. For clarity, comments from our previous letter are *italicized* and our comments to the contractor's responses are depicted in **bold**. Previous comment numbering has been maintained. For brevity, comments previously addressed by the contractor and acknowledged by GEI have been omitted. Previous comment numbering has been maintained.

Our comments follow:

1. *Based upon visual observations during our site visits, it appears that the project was constructed substantially in accordance with the approved plans and approved modifications.*
   No further comment necessary.

3. *The drain manholes had previously been opened and the manhole interiors checked; the interior features (ladder rungs, invert channel, brick-and-mortar work) were satisfactory.*
   No further comment necessary.

6. *The developer is responsible for road maintenance (plowing, sanding, sweeping, catch basin and curb inlet cleaning, etc.) until the roads are accepted as public ways. Ongoing maintenance was excellent. The developer is also responsible for any necessary road and infrastructure repairs until the subdivision is accepted as a public way.*

   June 10, 2016:
   We have no issues relative to the need for road or infrastructure repairs. We have no issues relative to road maintenance.
   Based upon the June 12, 2017 site visit attended by me, Town staff, the developer, the contractor and the project surveyor, road and infrastructure maintenance was in order and the need for any repairs was not noted. As discussed during the site visit, the stormwater basins were last mowed in the fall of 2016 and will be due for a mowing in the fall of 2017.

We trust this letter will address your review requirements. Please contact this office with any questions.

Very truly yours,
Graves Engineering, Inc.

Jeffrey M. Walsh, P.E.
Vice President

cc: David Crouse, Grafton DPW
Brian Szczurko; Grafton DPW
Grafton Conservation Commission
Greg Burrill, W.G.B. Construction
Norman Gamache, PLS; Guerriere & Halnon, Inc.