

COPY Exhibit 9



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July 24, 2020

**Planning Board
Grafton, MA**

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gravesengineering.com

July 24, 2020

Christopher McGoldrick
Town Planner
Grafton Municipal Center
30 Providence Road
Grafton, MA 01519

**Subject: 20 Milford Road
Site Plan Review**

Dear Chris:

We received the following documents on June 29, 2020:

- Plans entitled Site Plan for 20 Milford Road, Map 131 Parcel 20, Grafton, Massachusetts 01560 dated May 27, 2020, prepared by J.M. Grenier Associates Inc. for Z & J Realty, LLC. (6 sheets)
- Bound document entitled Stormwater Management Report, 20 Milford Road, Grafton, Massachusetts dated May 27, 2020, prepared by J.M. Grenier Associates Inc. for Z & J Realty, LLC.
- Document entitled Town of Grafton Application for Special Permit dated May 22, 2020, with attachments.
- Plans entitled Pre-Development Drainage Areas and Post-Development Drainage Areas (for 20 Milford Road) dated May 27, 2020, prepared by J.M. Grenier Associates Inc. for Z & J Realty, LLC.

Graves Engineering, Inc. (GEI) has been requested to review and comment on the plans' and supporting documents' conformance with applicable "Grafton Zoning By-Law" amended through October 21, 2019; Massachusetts Department of Environmental Protection (MassDEP) Stormwater Handbook and standard engineering practices. GEI was authorized to proceed with this review on July 10, 2020. As part of our review GEI visited the site on July 22, 2020.

Our comments follow:

Zoning By-Law

1. GEI has no issues relative to compliance with the Grafton Zoning By-Law provided that the two following comments are addressed.
2. The plans need to include the locations of buildings, driveways and parking areas within 200 feet of the project site (e.g. residences across Milford Road and the property of N/F Temp-Flex, LLC located east of the project site). (§1.3.3.3.d.11)

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3. The plans need to include the percentage of pavement and the percentage of open space/landscaped areas as part of the lot coverage calculations. (§1.3.3.3.d.15)

Hydrology & MassDEP Stormwater Management

4. GEI reviewed the hydrology computations and found them to be in order.
5. Compliance with MassDEP Stormwater Handbook appears to be reasonable except as noted in the following four comments.
6. Based upon the shape of the existing topographic contours, the riprap apron for the infiltration basin's primary outlet needs to be extended to the south.
7. On Sheet 5, under "Landscaping," note 4 should be revised to clarify that all disturbed surfaces shall be permanently stabilized with 6" of topsoil and grass unless noted otherwise (e.g. gravel yard area or landscaped areas) on the plans, or a similar note needs to be provided somewhere on the plans to make it clear that disturbed areas must be stabilized.
8. The proposed land use is considered to be a Land Use with Higher Potential Pollutant Loads (LUHPPL). The engineer needs to demonstrate that at least 44% total suspended solids (TSS) removal will occur prior to water being discharged from the forebay to the infiltration basin.
9. Soil testing at the proposed infiltration basin needs to be performed to demonstrate that the soils are suitable for infiltration (in the general area of the site ledge is present) and that the required groundwater offset as measured to the bottom of the infiltration basin will be satisfied.

General Engineering Comments


10. There needs to be additional information (e.g. spot elevations) provided at the handicap accessible parking and accessible route to the building entrance to demonstrate compliance with the Massachusetts Architectural Access Board (MAAB) requirements.
11. In the Project Narrative that accompanied the special permit application, the applicant proposed to park vehicles outside and inside the building. GEI understands that if vehicles will be parked inside the building, then a floor drain system with an oil/water separator (connected to public sewer) or an industrial wastewater holding tank (if no connection to public sewer is proposed) would need to be provided.
12. For the benefit of the contractor, the type of gravel and thickness of the gravel layer for the "gravel yard area" should be identified on the plans.

General Comments

13. There is a typographical error on the northeastern side of the building regarding the number of parking spaces. Five parking spaces were drawn whereas the text states there are only four spaces. The information needs to be consistent.
14. GEI understands that an application was also filed with the Grafton Conservation Commission. GEI did not review this project for compliance with the Grafton wetland regulations nor the Grafton stormwater regulations.

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: Grafton Conservation Commission
John M. Grenier, P.E. ; J.M. Grenier Associates Inc.