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August 10, 2020

Planning Board
Grafton, MA



100 GROVE ST. | WORCESTER, MA 01605

August 10, 2020

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

Exhibit 11

T 508-856-0321
F 508-856-0357
gravesengineering.com

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

Dear Chris:

We received the following documents via e-mail on August 6, 2020:

- Correspondence from J.M. Grenier Associates Inc. to Town of Grafton Planning Board dated August 5, 2020, re: 20 Milford Road.
- Plans entitled Site Plan for 20 Milford Road, Map 131 Parcel 20, Grafton, Massachusetts 01560 dated May 27, 2020 and last revised August 5, 2020, prepared by J.M. Grenier Associates Inc. for Z & J Realty, LLC. (6 sheets)
- Document entitled "Stormwater Management Calculations", undated.
- Document entitled TSS Removal Calculations Worksheet for 20 Milford Road, Grafton dated August 5, 2020.
- Hydrology calculations entitled G-599-Post Forebay-7-31-20 printed on August 5, 2020.

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. As part of our initial review GEI visited the site on July 22, 2020.

This letter is a follow-up to our previous review letter dated July 24, 2020. For clarity, comments from our previous letters are *italicized* and our latest comments to the design engineer's responses are depicted in **bold**.

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.*
GEI has no issues relative to compliance with the Grafton Zoning By-Law.

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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)*
Acknowledged. The plans have been revised to include approximate locations of buildings, driveways and parking areas within 200 feet of the project site.
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)*
Acknowledged. Sheet 3 has been revised to include the pavement/gravel coverage and open space/landscaped area percentages in the lot coverage calculations.

Hydrology & MassDEP Stormwater Management

4. *GEI reviewed the hydrology computations and found them to be in order.*
No further comment necessary.
5. *Compliance with MassDEP Stormwater Handbook appears to be reasonable except as noted in the following four comments.*
No further comment.
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.*
No plan revisions were made.
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.*
Acknowledged. Note 4 on Sheet 5 has been revised to state all disturbed surfaces shall be permanently stabilized with six inches of topsoil and grass.
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.*
Acknowledged. The infiltration basin's forebay has been enlarged and segmented into three sediment forebays in a series configuration. The three forebays are adequately sized and would provide over 44% TSS removal prior to stormwater being discharged 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.*
Acknowledged. Soil testing was performed by the design engineer and witnessed by GEI on July 31, 2020. GEI has no issue with soil suitability or groundwater offset at the infiltration basin.

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.*

Acknowledged. Existing spot elevations were added to Sheets 2 and 4.

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.*

A proposed gas trap and trench drain have been added on the north side of the building. According to the engineer's response, the gas trap is an oil/water separator. A construction detail with the pertinent information (invert elevations) should be added to the plans. GEI understands that the Grafton Sewer Department will review the proposed oil/water separator.

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.*

Acknowledged. A construction detail has been provided for the gravel yard area.

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.*

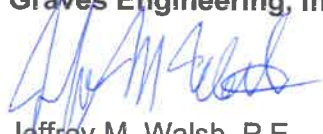
Acknowledged. Sheet 3 was revised to propose three parking spaces.

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.*

No further comment.

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.