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November 5, 2021

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

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**Subject: Great Rock Road Subdivision  
Preliminary Plan Review**

Dear Planning Board Members,

We received the following documents in our office on October 20, 2021:

- Plans entitled Preliminary Subdivision Plan, Great Rock Rd., located at 348 Providence Road, Grafton, MA dated September 3, 2021, prepared by Land Planning, Inc. (4 sheets)
- Plan entitled Aerial image, and Soil Map overlay, located at 340 and 348 Providence Road, South Grafton, MA dated September 3, 2021, prepared by Land Planning, Inc. (1 sheet)
- Correspondence from Land Planning, Inc. to Grafton Town Planner dated September 15, 2021, re: Submission of Preliminary Plans, with attachments (Application for Approval, Abutter's List, Waiver Request Form, etc.).

Graves Engineering, Inc. (GEI) has been requested to review and comment on the plans' conformance with applicable Rules and Regulations Governing the Subdivision of Land; Grafton, Massachusetts revised through April 27, 2009; the Grafton Zoning By-law with amendments through June 20, 2020; and standard engineering practices. As part of this review GEI performed a reconnaissance site visit on October 28, 2021.

**Our comments follow:**

### **Subdivision Rules & Regulations**

1. GEI has no issues relative to compliance with the Grafton Rules and Regulations Governing the Subdivision of Land except as noted in the following five comments.
2. Whereas this is a preliminary plan, GEI defers to the Planning Board whether space on the plans needs to be provided for Planning Board action. (§3.2.4.1.A)
3. The plans need to include a cross section of the intermittent stream. In GEI's opinion, this revision could be addressed during definitive plan design when the proposed stream crossing is reviewed in greater detail. (§3.2.4.1.I)
4. The area of the project adjacent to Providence Road is overgrown with bushy vegetation. During preparation of definitive plans, the plans will need to identify work necessary to provide requisite sight lines and sight distances in accordance with accepted practices (e.g., AASHTO and MassDOT requirements). Also, a sight line easement should be provided on Lot 5 that prohibits sight line obstructions within the easement. (§4.1.2.1.a)

5. A snow easement needs to be provided at the end of the turnaround. This plan revision could be addressed during the definitive plan design. (§4.1.6.7)
6. There must be at least 50 feet between the side right-of-way lines of intersecting ways and a driveway. Based upon aerial imaging, it appears that the nearest driveways at #344 and #350 Providence Road exceed the required distance. However, the engineer should demonstrate the separation. (§4.3.3)

### **Zoning By-Law**

7. GEI has no issues relative to compliance with the Grafton Zoning By-Law.
8. In the zoning table on Sheets 2 and 3 there is a typographical error regarding the minimum amount frontage that needs to be corrected during definitive plan preparation. The table states the minimum frontage is 120 feet, however per the Zoning By-Law's Intensity of Use Schedule the minimum required frontage is 125 feet. (§3.2.3.2)
9. On Sheet 3, the driveway of #350 Providence Road (Augustini) passes over Lot 5. Consideration should be given to adding a driveway/access easement on Lot 5 during the preparation of definitive plans. (§3.2.3.4)

### **General Engineering Comments**

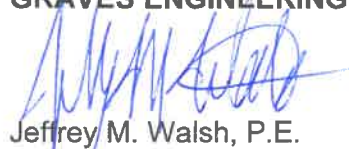
10. On the definitive plans, a water service will need to be added for Lot 2.

### **General Comments**

11. GEI understands that the proposed wetland replication will be reviewed by others.
12. GEI understands that Providence Road is under MassDOT jurisdiction and is subject to their review at a later time.

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: Norman Hill, P.E., Land Planning, Inc.