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EXHIBIT 8

AUG 9 2018

PLANNING BOARD
GRAFTON, MA

August 8, 2018

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

Maria Mast
Conservation Agent
Grafton Municipal Center
30 Providence Road
Grafton, MA 01519

**Re: Knowlton Farms Solar Development (Pilot Project), 43 Estabrook Ave.
Special Permit, Site Plan, Stormwater Management Regulations and Wetland Regulations Review**

Dear Mr. Laydon and Ms. Mast:

We are in receipt of the review letter from Graves Engineering, Inc. dated August 7, 2018 in regards to the project referenced above.

Meridian Associates, Inc. offers the following responses to the comments:

Zoning By-Law

1. The Locus Context Map on the title sheet does not clearly identify the proposed project's location; the proposed project needs to be identified and differentiated from the existing solar projects. Also, on Sheet 1 the text on the Locus Context Map is small and difficult to read. (§1.3.3.d.5) (§1.3.3.d.8)

Response: Sheet 1 of the plan set has been revised accordingly.

2. The zoning district of the proposed project and the zoning district's dimensional requirements need to be provided on the plans. (§1.3.3.d.7)

Response: The projects zoning district and the zoning district's dimensional requirements have been added to sheet 3 of the plan set.

3. The Board may wish to inquire about the applicant's intentions for employee parking during the construction phase of the project. Estabrook Avenue is a narrow road; on-street parking could affect vehicular traffic, especially for larger vehicles such as emergency vehicles. No vehicle parking should occur along Estabrook Avenue. (§1.3.3.1)

Response: A note has been added to sheet 3 stating: "There is to be no parking along Estabrook Avenue during the construction of the project." In addition, a location for construction phase parking has been added to sheet 3 of the plan set. The proposed parking location is located to the west of the proposed solar array.



4. Sheet 2 of the plans was prepared at a scale of 1" = 60' instead of 1" = 40'. The plans were legible, and we were able to read them and have no issue with the plan scale. However, we defer to the Planning Board if the scale of 1" = 60' is acceptable to the Board. (§1.3.3.3.d)

Response: No response required. Note that the Site Plan is at a scale of 1"=40', the Record Conditions plan is at a different scale in order to show more of the existing property.

5. No landscape buffering is proposed for views from Estabrook Avenue or from the abutting property at 55 Estabrook Avenue. Existing vegetation exists but there are gaps between the trees along Estabrook Avenue. GEI defers to the Planning Board and its staff whether plantings for visual buffering are required. (§1.3.3.d.21)

Response: No response required.

Regulations Governing Stormwater Management

6. The hydrology computations must be prepared using precipitation amounts from the NRCC Cornell data for a 24-hour storm event (24 consecutive hours). The calculations were prepared using NRCC Cornell data for a one-day storm event; (rainfall reporting to NRCC Cornell on a calendar day basis). Likewise, the narrative in the Stormwater Analysis & Calculations Report will need to be updated to reflect the NRCC Cornell data source. (§6.B.3.b)

Response: The hydrology computations have been updated using the precipitation amounts from the NRCC Cornell data for a 24-hour storm event. The Stormwater Analysis & Calculations Report has been revised accordingly.

7. The plans do not show the locations for construction-phase parking. (§7.B.2.f)

Response: A note has been added to sheet 3 stating: "There is to be no parking along Estabrook Avenue during the construction of the project." In addition, a location for construction phase parking has been added to sheet 3 of the plan set. The proposed parking location is located to the northwest of the proposed solar array.

8. The plans don't address the storage of construction-phase waste materials. Of particular concern is the storage of waste packaging material and the potential for windblown trash. (§7.B.2.j)

Response: Notes 10, 11 and 12 have been added to sheet 3 of the plan set to address the storage of construction-phase waste materials and the potential for windblown trash.

Hydrology Review & MassDEP Stormwater Management

9. GEI reviewed the hydrology computations and found them to be in order except as noted in the following comment.



Response: No response required.

10. In the post-development conditions, the infiltration trench was modeled as being 170 feet long with an infiltration rate of 1.02 inches per hour. However, the plans show the trench to be 100 feet long and the soils information shows the site consists of hydrologic soils group "C" soils (maximum infiltration rate is 0.27 inches per hour per MassDEP). The hydrology model needs to be revised accordingly.

Response: The hydrology model and the Stormwater Analysis & Calculations Report have been revised accordingly.

11. Compliance with the MassDEP Stormwater Standards and Stormwater Handbook is reasonable.

Response: No response required.

General Comments

12. More than one acre of land will be disturbed. Per the National Pollutant Discharge Elimination System (NPDES) Phase II administered by the Environmental Protection Agency (EPA), preparation of a Storm Water Pollution Prevention Plan (SWPPP) and filing of a Notice of Intent (NOI) with the EPA (different than a MADEP Wetlands Protection Act NOI) will be required prior to the start of construction.

Response: We concur with the above statement.

Please contact us if you have any questions.

Sincerely,

MERIDIAN ASSOCIATES, INC.

David S. Kelley

David S. Kelley, P.E.
Senior Project Engineer

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cc: Estabrook Valley, LLC