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November 18, 2016

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

**EXHIBIT**  
**PLANNING BOARD**  
**GRAFTON, MA**

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

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**Subject: Proposed Contractor's Garage  
104 Creeper Hill Road  
Special Permit, Site Plan, Stormwater Regulations and Wetland  
Regulations Review**

Dear Joe and Maria:

We received the following documents on November 4, 2016:

- Application for Special Permit dated November 1, 2016.
- Project Narrative for Proposed Site Development, 104 Creeper Hill Road, Grafton, MA.
- Certificate of Good Standing, 104 Creeper Hill Road.
- Plans entitled Site Plan Set, Proposed Site Development, 104 Creeper Hill Road, Grafton, Massachusetts dated November 1, 2016, prepared by MetroWest Engineering, Inc. for Russo Brothers, Inc. (12 sheets)
- Bound document entitled Stormwater Report, Proposed Site Development, Russo Brothers, Inc., 104 Creeper Hill Road, Grafton, Massachusetts 01519 dated November, 2016, prepared by MetroWest Engineering, Inc. for Russo Brothers, Inc.

We also received the following documents on November 16, 2016 via e-mail:

- The stormwater report noted above.
- Document entitled Notice of Intent for 104 Creeper Hill Road, Grafton, MA dated November 2016, prepared by MetroWest Engineering, Inc. for Russo Brothers, Inc.

Graves Engineering, Inc. (GEI) has been requested to review and comment on the plans' conformance with applicable "Grafton Zoning By-Law" amended through October 17, 2016; Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Policy and standard engineering practices on behalf of the Planning Board. GEI has also been requested to review and comment on the documents' conformance with applicable Conservation Commission "Regulations Governing Stormwater Management" dated May 2013 and "Regulations for the Administration of the Wetlands By-Law" dated May 2014 on behalf of the Conservation Commission. As part of this review, GEI witnessed soil testing at the infiltration basin on October 31, 2016.

**Our comments follow:**

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### **Zoning By-Law**

1. The Engineer must revise the plans to include the approximate location of the buildings and driveways within two hundred feet of the property lines. There are two buildings located south of the project driveway, at least one of which is located within two hundred feet of the property line. (§1.3.3.3.d.11)
2. Proposed lighting at the site was not shown on the plans. The Board may wish to inquire of the applicant if any exterior lighting is anticipated. (§1.3.3.3.d.22)
3. Proposed signage at the site was not shown on the plans. The Board may wish to inquire of the applicant if any signage is anticipated. (§1.3.3.3.d.23)
4. A proposed dumpster area at the site was not shown on the plans. The Board may wish to inquire of the applicant if any dumpster area is anticipated. (§1.3.3.3.d.24)
5. The plans show one tree within five feet of the parking lot. There is a total of sixteen parking spaces, therefore a total of four trees within five (5) feet of the parking lot are required. However, there is a generous amount of landscaping (eight trees and ten shrubs) proposed within the thirty-foot-wide strip located between the parking area and Creeper Hill Road. We defer to the Planning Board if the proposed planting scheme is acceptable relative to the trees' proximity to the parking spaces. (§4.2.4.5)

### **Grafton's Regulations Governing Stormwater Management**

6. GEI has no issues relative to compliance with these regulations.

### **Regulations for the Administration of the Wetlands By-Law**

7. GEI has no issues relative to compliance with these regulations.

### **Hydrology & MassDEP Stormwater Management Review**

8. GEI reviewed the hydrology computations and found them to be in order.
9. The watershed delineation plans and the Street Drainage Basin Delineation Plan do not have scale bars. If the stormwater report is resubmitted for any other reason, then these delineation plans should be revised to identify their scales.
10. Compliance with the MassDEP Stormwater Standards and Handbook is reasonable except as noted in the following comment.
11. The bottom of the infiltration basin (elevation 362 feet) meets MassDEP's required groundwater offset of two feet. However, three leaching basins are proposed below the bottom of the infiltration basin and could reasonably be expected to receive stormwater through their loose-fitting manhole covers. In short, the leaching basins do not meet the required groundwater offset and need to be revised or eliminated.
12. On Sheet C400, the proposed spot elevations of 372.6, 372.4, 372.5, 373.2 and 373.0 located near the salt shed need to be revised to be consistent with the proposed topographic contours in this area. More importantly, spot elevations also need to be

provided on the west side of the salt shed and pertinent salt shed elevations (e.g. top of pad, top of wall if a concrete wall is proposed) need to be identified, and the proposed grading needs to show that stormwater runoff from the west side of the salt shed will be directed around the salt shed so that it will not come into contact with the stored salt.

13. The plans must be revised to identify a snow storage location. Snow storage should occur as far from Flint Pond as reasonably possible.

#### **General Engineering**

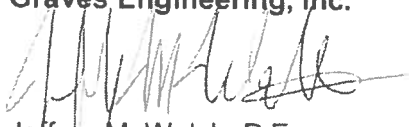
14. GEI has no issues.

#### **General Comments**

15. The plans do not propose a gate on the new gravel access road located on the west side of the site. If a gate is being considered, then the gate should be set back from Creeper Hill Road a distance similar to the proposed sliding gate at the project's main entrance to allow for vehicle queuing.
16. On Sheet C400, the proposed 366 topographic contour located approximately 40 feet northeast of the concrete apron (by the limit of the flood zone) does not connect into the existing 366 contour but instead passes beyond the existing contour. This appears to be a minor drafting issue that doesn't require grading revisions, but should be addressed nonetheless.
17. GEI has not reviewed the plans with respect to the proposed septic system. We understand that the Grafton Board of Health will review the proposed septic system design.
18. GEI has not reviewed the plans with respect to the proposed water utilities. We understand that the Grafton Water District will review the proposed water system design.

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.  
Vice President

cc: Brian Nelson, Metrowest Engineering, Inc.