



100 GROVE ST. | WORCESTER, MA 01605

August 23, 2022

Shrewsbury Planning Board
100 Maple Avenue
Shrewsbury, MA 01545

T 508-856-0321

F 508-856-0357

gravesengineering.com

**Subject: 195 Main Street
Site Plan Review**

Dear Planning Board Members:

We received the following documents in our office on July 29, 2022:

- Full-size and reduced plans entitled Site Development Plan for 195 Main Street, Shrewsbury, Massachusetts 01545 dated June 13, 2022 and revised July 27, 2022, prepared by J.M. Grenier Associates Inc. for Cornerstone Bank. (9 sheets)
- Plan entitled Landscape Master Plan, 195 Main Street, Shrewsbury, MA dated July 21, 2022, prepared by Paradigm Landscape for Grenier Engineering. (1 sheet)
- Plans entitled Retaining Wall Construction Plan, Stone Strong Wall, 195 Main Street, Shrewsbury, Massachusetts dated July 25, 2022, prepared by Civil Connection, LLC for JM Grenier Associates. (2 sheets)

Graves Engineering, Inc. (GEI) has been requested to review the plans and supporting materials for compliance with the Rules and Regulations Governing Special Permits and Site Plan Review with amendments through September 7, 2017; Zoning Bylaw, Town of Shrewsbury, Massachusetts with amendments through October 18, 2021; Massachusetts Department of Environmental Protection (MassDEP) Stormwater Handbook, and standard engineering practices. Prior to this review, GEI witnessed soil testing on May 25, 2022.

This letter is a follow-up to our previous review letter dated July 1, 2022. For clarity, the comments from our previous letter are *italicized* and our comments to the applicant's responses are depicted in **bold**. Previous comment numbering has been maintained.

Our comments follow:

Rules and Regulations Governing Specials Permits and Site Plan Review

1. *The site plans need to include proposed outdoor lighting. Being a commercial banking facility, outdoor lighting would be expected. Additionally, a photometric plan needs to be provided. (Article IV §1.g.15 & Article IV §1.g.22)*
Neither the revised plans nor the landscape plan addresses outdoor lighting; GEI's original comment remains.
2. *GEI understands that the Planning Board will review the size and content of the proposed sign near the eastern entrance/exit. (Article IV §1.g.16)*
No further comment necessary.

3. *GEI understands that per Note 9 on Sheet 5, the utility connections to the western proposed building will be determined at a later time. (Article IV §1.g.18)*
No further comment necessary.

Zoning By-Law

4. *A special permit is required for proposed drive up windows for a bank. (§VI Table I)*
No further comment necessary.
5. *GEI has no issue relative to compliance with the provisions of the Aquifer Protection Overlay District. The hydrology computations show a net reduction in runoff volume, hence in increase in groundwater recharge. (§VI.C.4.b.4)*
No further comment necessary.
6. *Per Footnote 7 in Table II, the site plans need to include a buffer zone with landscaping at least ten feet in width along the entire rear yard. The plans proposed a buffer no more than five feet wide consisting of existing vegetation. (§VII.B Table II)*
Acknowledged. A landscape plan was provided. The landscape plan shows plantings along the rear of the property to provide a buffer at least ten feet wide.
7. *The plans do not address landscaping. The unpaved area between the proposed buildings and Main Street needs to contain a buffer strip at least fifteen feet wide landscaped with grass, low shrubs, and shade trees with one tree planted for every 50 feet of frontage. (§VII.D.3.d.1)*
A landscape plan was provided showing new trees and plantings to create a buffer strip adjacent to Main Street. GEI does not have an issue with the landscape plan. However, there are several mature trees located on the property adjacent to Main Street. GEI defers to the Planning Board and/or its staff whether the applicant should strive to retain mature trees where possible and supplement the existing landscaping with new trees where needed.

Hydrology & Stormwater Management Review

8. *GEI reviewed the hydrology calculations and found them to be in order.*
No further comment necessary.
9. *Compliance with the MassDEP Stormwater Handbook and Standards is reasonable.*
No further comment necessary.

General Engineering Comments

10. *The Zoning Summary table on Sheet 3 lists a van accessible parking space. The van space should be identified on the site plans.*
Acknowledged. Sheet 3 was revised to identify the two accessible parking spaces near the eastern building will be van accessible.
11. *Sheet 4 shows the outlet elevation of DMH 5 as 429.40 and the inlet invert of DMH 6 as 429.55. The elevations need to be reversed to have the water flow towards the infiltration chambers.*
Acknowledged. The outlet elevation of DMH 5 was revised to 429.52, and the inlet invert of DMH 6 to 429.45.

12. *Sheet 7 should include sediment controls (e.g., silt sacks) for the proposed catch basins until the tributary areas have been permanently stabilized.*

Acknowledged. Sheet 7 was revised to include silt sacks at the proposed catch basins.

13. *The site plans need to include construction details for the retaining wall with chain link fence and the wood fence.*

Acknowledged. Sheet 9 was revised to include construction details for the chain link fence and wood fence. A separate plan was provided for the retaining wall.

14. *The face of the retaining wall is proposed approximately three feet from the property line and the wall will be located in an earth cut. It appears there is not enough space between the face of the wall and the property line to construct the wall without encroaching onto the abutter's property.*

Acknowledged. The plans were revised to show the face of the retaining wall to be eight feet from the property line. The retaining wall plans propose eight of the wall's base blocks (64 linear feet of the wall) to be 86 inches (7.2 feet) deep as measured from the face of the wall to the back of those blocks. The other wall blocks are proposed to be no deeper than 44 inches. With proper shoring, construction of the wall appears to be feasible.

15. *On Sheet 2, the locations of the test pits show the originally intended testing locations. The testing locations were adjusted on the day of soil testing; the plan sheets needs to be revised to reflect the actual test pit locations.*

Acknowledged. The test pit locations on Sheet 2 were revised.

General Comments

16. *GEI understands the Shrewsbury Department of Public Works Water & Sewer Division will review the proposed water and sewer infrastructure.*

No further comment necessary.

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