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July 1, 2022

Shrewsbury Planning Board
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Shrewsbury, MA 01545

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

Dear Planning Board Members:

We received the following documents in our office on June 16, 2022:

- Plans entitled Site Development Plan for 195 Main Street, Shrewsbury, Massachusetts 01545 dated June 13, 2022, prepared by J.M. Grenier Associates Inc. for Cornerstone Bank. (9 sheets)
- Architectural plans entitled Proposed Plan undated, prepared by Solidus for Cornerstone Bank. (3 sheets)
- Bound document entitled Stormwater Management Report, 195 Main Street, Shrewsbury, Massachusetts dated June 13, 2022, prepared by J.M. Grenier Associates Inc. for Cornerstone Bank.
- Document entitled Form L Application for Site Plan Approval/Special Permit/Modification by the Planning Board for 195 Main Street dated June 13, 2022, submitted by Cornerstone Bank.

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.

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)
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)
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)

Zoning By-Law

4. A special permit is required for proposed drive up windows for a bank. (§VI Table I)
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 an increase in groundwater recharge. (§VI.C.4.b.4)
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)
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)

Hydrology & Stormwater Management Review

8. GEI reviewed the hydrology calculations and found them to be in order.
9. Compliance with the MassDEP Stormwater Handbook and Standards is reasonable.

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.
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.
12. Sheet 7 should include sediment controls (e.g., silt sacks) for the proposed catch basins until the tributary areas have been permanently stabilized.
13. The site plans need to include construction details for the retaining wall with chain link fence and the wood fence.
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.
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 need to be revised to reflect the actual test pit locations.

General Comments

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

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