



100 GROVE ST. | WORCESTER, MA 01605

August 2, 2022

Hopedale Planning Board
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**Subject: 75 Plain Street
Phasing Plan Review**

Dear Planning Board Members:

We received the following documents in our office via e-mail on July 21, 2022:

- Correspondence from Mayer, Antonellis, Jachowicz & Haranas, LLP to the Hopedale Planning Board and the Hopedale Town Clerk dated July 20, 2022, Re: GFI Partners, LLC – Request for Minor Modification to the Site Plan Approval dated May 11, 2022, 75 Plain Street.
- Plans entitled Phase 1 and Phase 2 Construction Plans, Proposed Warehouse Building, 75 Plain Street, Hopedale, MA dated July 15, 2022, prepared by Highpoint Engineering, Inc. for GFI Partners Inc. (3 sheets)

Graves Engineering, Inc. (GEI) has been requested to review the phasing plans and supporting materials for compliance with Section 8: Off -Street parking Area Requirements, Section 17:Ground Water Protection District and Section 18: Site Plan Review of the Zoning By-laws, Town of Hopedale, Massachusetts; for the adequacy of utilities, drainage and stormwater infrastructure to serve the Phase 1 portion of the project and standard engineering practices. GEI was authorized to proceed with this review on July 28, 2022.

Our comments follow:

Zoning By-Law

1. GEI has no issues relative to compliance with the Zoning By-Law.
2. The Phase 1 plans include truck and trailer parking on the northern and southern sides of the Phase 1 portion of the building and passenger vehicle parking on the eastern side of the building as previously proposed on the approved plans. The Phase 1 plans also include a temporary passenger vehicle parking area consisting of 123 parking spaces on the western side of the building. GEI has no issues with the amount of parking proposed to serve Phase 1.
3. The phasing plans propose to construct the entirety of the utilities and the stormwater management systems during Phase 1 construction. These utilities and stormwater management systems will support both the Phase 1 and Phase 2 portions of the project.
4. Phase 1 includes a paved driveway to allow emergency vehicle access around the perimeter of the Phase 1 portion of the building.

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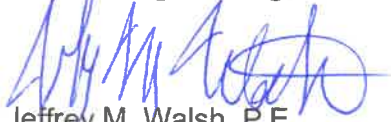
5. Phase 1 construction will also include earth work to bring the Phase 2 portion of the site to subgrade. This will further allow for access throughout the site.

General Engineering Comments

6. If the Phase 2 portion of the site is not to be constructed immediately following Phase 1 construction, then the subgraded areas in Phase 2 should be temporarily stabilized to minimize the potential for water-borne and wind-borne erosion. Whereas various forms of temporary stabilization exist, and the developer may utilize a form of temporary stabilization based upon the availability of materials (e.g., the availability of topsoil or stump grindings derived on-site), the Planning Board may wish to condition approval of the phasing plan (if the proposed phasing is approved) upon the developer temporarily stabilizing the subgraded portions of Phase 2 "...in a manner acceptable to the Planning Board."

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: Douglas Hartnett, P.E.; Highpoint Engineering, Inc.
Joseph Antonellis, Esq.; Mayer, Antonellis, Jachowicz & Haranas, LLP