



Town of Uxbridge
Planning Board
21 South Main Street
Uxbridge, MA 01569
(508) 278-8600 ext. 2013

MAY 16 '19 PM 2:34

Received by
Uxbridge
Town Clerk

TOWN OF UXBRIDGE
SPECIAL PERMIT FOR MAJOR NONRESIDENTIAL PROJECT
DECISION AND CERTIFICATE OF ACTION
Lots 2A Campanelli Business Park
FY19-23, 100 Campanelli Drive

Date: May 8, 2019

Name of Applicant: Campanelli Uxbridge II, LLC

Address of Applicant: 1 Campanelli Drive
Braintree MA 02184

Owners: Campanelli Uxbridge II, LLC

Addresses of Owner: 1 Campanelli Drive, Braintree, MA 02184

Location of Property: 100 Campanelli Drive

Assessors Maps/Parcels: Portion of Map 28, Parcel 1746

Deed Books/Pages: Deeds Bk. 60079 Pg. 373

Site Plan Dated: April 3, 2019; Last revised April 30, 2019

Engineer or Land Surveyor: Kelly Engineering Group, Inc.
0 Campanelli Drive
Braintree MA 02184

Zoning District(s): Industrial B

BACKGROUND/SUMMARY

On April 4, 2019, an application was received by the Planning Board and duly filed with the Uxbridge Town Clerk, for a Special Permit for Major Nonresidential Project (the "Special Permit") to construct/operate an approximately 127,264 sf Marijuana Establishment and associated car parking,

loading and other development features on Lot 2A Campanelli Drive. Lot 2A which will be approximately 6.9 acres will be created by filing an ANR plan to divide Lot 2 into Lot 2A and Lot 2B. The Special Permit is sought pursuant to Article VI, sec. 400-20, Uxbridge Zoning Bylaws ("UZB" or "Zoning Bylaw"), "Special Permit for Major Nonresidential Project" and pursuant to such other applicable provisions of the Zoning Bylaw. A storm water management permit application was concurrently requested. Notice of the Public Hearing was scheduled and published in the "Worcester Telegram & Gazette" for April 10, 2019 and April 17, 2019 posted in the Uxbridge Town Hall, and abutters were notified by way of certified mail. The Public Hearing was opened on April 24, 2019, continued to May 8, 2019, and closed on May 8, 2019.

The site lies within the Industrial B zoning district and a marijuana establishment is a use allowed in that district.

FILINGS

The Planning Board has received the following written materials:

1. The application submitted by Kelly Engineering Group, Inc. on behalf of Campanelli Development LLC consisted of a Special Permit Application Form, Letter to the Board which included a project description and a request for Stormwater Management Permit, a copy of the Deeds, a copy of the Application for Certified Abutters List, a copy of the certified Abutters List, Locus Map, Stormwater Report, associated fees, floor plans and elevations and a Site Plan.
2. Plans, entitled "Site Development Plans for Lot 2A Campanelli Drive", prepared by Kelly Engineering Group, Inc., dated April 3, 2019 all with a final revision date of April 29, 2019 except for Sheet 4 which has a final revision date of May 7, 2019, included the following plan sheets:
 - Sheet 1 Cover Sheet
 - Sheet 2 Overall Existing Park Plan
 - Sheet 3 Existing Conditions Plan
 - Sheet 4 Layout Plan
 - Sheet 5 Grading Plan
 - Sheet 6 Sewer, Drainage and Utility Plan
 - Sheet 7 Detail Sheet
 - Sheet 8 Detail Sheet
 - Sheet 9 Detail Sheet
3. Related Materials include the following:
 - 1.) Photometric Plan, Sheets 1-3, By Exposure 2 Lighting and Printed by Kelly Engineering Group, Inc., dated April 3, 2019 revised April 29, 2019.
 - 2.) Stormwater Management Report, by Kelly Engineering Group, Inc. dated April 3, 2019, revised April 30, 2019.
 - 3.) Architectural Floor Plans by RKB Architects dated March 15, 2019 , revised April 26, 2019 and Elevations by Campanelli Companies dated April 4, 2019 revised April 26, 2019
4. File Correspondence:

- dated 04/22/2019 Graves Engineering Inc., Review
- dated 04/29/2019. Letter from Kelly Engineering Group, Inc.
- dated 05/07/2019 Graves Engineering Inc., Review
- dated 03/07/2019 Project Review Team comments

DECISION

MOTION made by Mr. Desruisseaux to endorse and grant the Special Permit Application FY19-23, for Campanelli Uxbridge II LLC, their respective successors and assigns for use and development of the property identified as Lots 2A, located on Campanelli Drive with current address 100 Campanelli Drive, Uxbridge, MA., with Finding #7, that the Board finds that the application, with Conditions, meets each of the required traffic, environmental, community, and fiscal standards as stated in Findings 1-6. The Planning Board also finds that the application, with Conditions, as a whole, substantially conforms to the intent of the Bylaws and proposes an appropriate and beneficial development to the site.

Motion was seconded by Mr. Leonardo. The motion carried 5-0-0. This decision is granted based on the following findings and conditions as noted herein. A waiver of parking numbers per section 400-20.F.1.e of the Zoning Bylaw, scoping session per section 400-20.C.1 of the Zoning Bylaw were requested and granted. A Stormwater Management Permit was also granted. The findings and conditions of approval are set forth below.

FINDINGS

In granting the Special Permit with conditions, the Board finds that any adverse effects of the proposed use of land will not outweigh its beneficial impact to the Town, in view of the particular characteristics of the site, its zoning and the proposal in relation to the site. The Board finds that the standards of 400-20 F of the Zoning Bylaw have been substantially met, that the application as a whole substantially conforms to the intent of the Zoning Bylaws and proposes an appropriate and beneficial development of the site. The Board has also taken into consideration the following:

1. The social, economic and community needs which are served by the proposal are positive.

The proposed marijuana establishment based on the submitted materials together with all associated parking, facilities and infrastructure has been located in a manner consistent with the Uxbridge Zoning Bylaw, §400-20, Appendix A Table of Use Regulations (as amended by ATM 2018), and without limitation, Articles VI, IX and X (Definitions) of the Uxbridge Zoning By-Law.

2. There is little to no impact on traffic flow and safety, including parking and loading.

A Transportation Impact and Analysis Study (TIAS) was submitted for Campanelli Business Park. That TIAS which documented the existing traffic volumes, capacities, controls, road condition, hazards, and level of service on the streets adjacent to the site; projects changes due to the site development and to the background traffic growth or decline; assessed the projected impact of such changes: proposed and discussed management and structural improvements and mitigation measures, both on and off the site. The TIAS had assumed a 200,000 sf warehouse and

distribution facility for Lot 2. The TIAS demonstrated that proposed roadway intersections comply with the development standards referenced in section 400-20.F of the Zoning Bylaw, and Massachusetts Department of Transportation Standards. The TIAS analysis concluded that ample roadway capacity is available to support the proposed project with no material degradation of traffic operations relative to no-build conditions. The TIAS was reviewed by the Board's consultant, Graves Engineering. The proposed project, a marijuana establishment, will be a low traffic generator and will have less traffic impact than the warehouse and distribution facility analyzed in the TIAS.

Onsite parking and loading was designed consistent with the Uxbridge Zoning Bylaws and are sufficient to meet the needs of the project. A waiver was requested and granted from Bylaw Section 400-20.F.1.e which would require that 1 parking space per 200 sf of building area or approximately 636 spaces be constructed. We note that 400-20.F.1.E is currently proposed to be amended at Town Meeting to require a ratio of 1 space per 1,500 sf of building area. If that amendment is approved 84 spaces would be required. The Board finds that the 69 spaces proposed (and 16 "future spaces") are sufficient to meet the needs of the project, that the granted parking waiver is supported by the applicant's presentation and application materials, that the standards in Section 400-20.F are intended as a flexible guide and that providing additional spaces would require more vegetation removal and result in greater storm water runoff.

3. There is no impact on utilities and other public services.

The proposed project will not overly burden the Town's water system. A sewer is currently being extended in Douglas Street from Taft Hill Road through Campanelli Drive to the site. Water and other utilities will be extended from Campanelli Drive to service the project. A water tank will be constructed to provide fire flow needs. The Applicant or their successor will be responsible for site infrastructure maintenance, waste disposal, snow removal, landscaping, maintenance of paved areas, and curbing.

4. There is little to no impact on the neighborhood character and social structures.

The project is located in the industrial B zoning district and is an appropriate use for that district. The project has been designed to limit wetlands impacts. Downcast LED lights in combination with the proposed landscaping will prevent light nuisance/spillage onto adjacent properties.

5. There will be a positive impact on the natural environment.

The proposed project will have storm water management, which meets or exceeds the DEP Stormwater Management Standards and Town Bylaw Chapter 290 (Stormwater). There will be erosion and sedimentation controls in place during construction. The landscaped areas will maintain proposed plantings through private contractors and an irrigation system. A Stormwater Management Permit is also granted by the Planning Board acting as the Stormwater Authority for the Project.

6. The potential fiscal impact on town services, tax base and/or employment is positive.

The project will provide revenue for the Town with limited impact to Town services and no impact to the school system. It will provide job opportunities.

7. Pursuant to Uxbridge Zoning Bylaw 400-20G, the Planning Board finds that the application, with Conditions, meets each of the required traffic, environmental, community, and fiscal standards as stated in Findings 1-6. The Planning Board also finds that the application, with Conditions, as a whole, substantially conforms to the intent of the Bylaws and proposes an appropriate and beneficial development to the site.

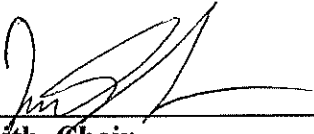
CONDITIONS

1. The Applicant shall comply with all applicable laws, regulations, and permit conditions required by the Planning Board, Conservation Commission, Board of Health, Building Department, Fire Department, Department of Public Works and all other departments and agencies for this project.
2. The Applicant shall adhere to the conditions noted on the approved Plan.
3. The Applicant shall install and maintain all plantings shown on the site plan or deemed necessary by the Planning Board.
4. The Applicant shall be responsible for all snow management, trash removal and site maintenance.
5. Prior to applying for occupancy building permit from the Building Inspector, the Applicant must notify the Planning Board and schedule a pre-construction meeting.
6. The Special Permit, including any attachments or appendices thereto shall be recorded at the Worcester Registry of Deeds within six (6) months. Said time shall not include such time required to pursue or await the determination of an appeal referred to in M.G.L. Chapter 40A, Section 17. The Applicant shall submit evidence of such recording to the Planning Board.
7. This Special Permit shall lapse in three (3) years on May 8, 2022, if a substantial use thereof has not commenced, except for good cause, or in the case of a permit for construction, if construction has not begun by such date except for good cause. Said time shall not include such time required to pursue or await the determination of an appeal referred to in M.G.L. Chapter 40A, Section 17.
8. Details of the water tank and other fire protection measures shall be reviewed with the Fire Department and Water Department prior to construction.
9. Plans and documents shall be revised as necessary to comply with outstanding comments in the Graves Engineering, Inc. review letter May7, 2019.
10. Applicable comments outlined in the 3/7/2019 Project Review Team memo shall be satisfactorily addressed prior to issuance of a building permit.

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SAID SPECIAL PERMIT APPROVAL IS GRANTED PURSUANT TO M.G.L. CHAPTER 40A, SECTION 9. APPEALS FROM THIS DECISION SHALL BE MADE PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 40A, SECTION 17.

UXBRIDGE PLANNING BOARD

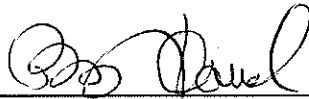


James Smith, Chair

Joseph Leonardo, Member



Barry Desruisseaux, Vice-Chair/Clerk

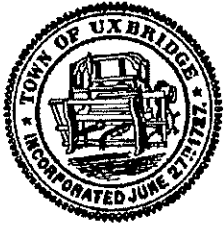


Barry Hauck, Member



Eli Laverdiere, Member

May 8, 2019
Date/



**TOWN OF UXBRIDGE
SPECIAL PERMIT FOR MAJOR NONRESIDENTIAL PROJECT
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Lots 2A Campanelli Business Park
FY19-23, 100 Campanelli Drive**

I hereby certify that twenty (20) days has elapsed from the date this decision was filed and that no appeal has been filed in this office.

A true copy: ATTEST

Town Clerk/Assistant Town Clerk
(Town Seal Affixed)

Date

CULTIVATE – Campanelli Way

PRT

Department/Board	Staff/Member	Status	Issue/Concern	Comment
Board of Health	Kristin Black		<p>BOH will conduct an annual inspection.</p> <p>Documentation and plan needed for industrial wastewater.</p> <p>Need to review and conform to BOH Cannabis Regulations.</p> <p>BOH does not (to-date) consider or treat cannabis as a food.</p> <p>Need for eye wash stations.</p> <p>Request a composting plan.</p> <p>A water recycle plan is need that includes:</p> <ul style="list-style-type: none"> • Recycling of water • Treatment • Testing • Reinjection <p>An air quality plan that includes HEPA filters and UV light is required.</p> <p>An emergency access/egress plan is required.</p>	<p>Current plan has a central corridor configuration.</p>
Police	Marc Montminy		<p>How many SF is the grow facility in Leicester?</p> <p>Confirm: That Uxbridge is a grow only?</p> <p>Police require intimate knowledge of the security plans.</p> <p>Need for security cameras internal and external.</p>	<p>9000SF</p> <p>Yes</p>

CULTIVATE

Department/Board	Staff/Member	Status	Issue/Concern	Comment
Economic Development & Community Planning	Michael Gallerani		<p>Project timeline?</p> <p>Request that all packaging, retail and wholesale have Uxbridge, MA on the label (i.e. Grown in Uxbridge, MA).</p> <p>Requested that landscape plans include green area and lighting.</p> <p>Requested that the additional community support be dedicated to a Community Special Events Fund.</p> <p>Requested that there be a local hiring preference.</p>	Shovel to completion -8 to 12 months
Conservation	Holly Jones		<p>How many SF of impenetrable surface is there?</p> <p>Need a water storage plan.</p> <p>Need a wastewater run off plan that includes treatment before release.</p> <p>Need a pest management plan.</p>	140,000 SF
Building Inspector	Larry Lench		<p>Campanelli to construct?</p> <p>Indoor grow or greenhouse?</p> <p>Need an energy code compliance plan; differs between greenhouse and building/greenhouse.</p> <p>Building code requires a floor drain system</p>	<p>Yes</p> <p>Facility will be a solid building with a glass roof.</p> <p>Need a waiver from Building Inspector.</p>

CULTIVATE

Department/Board	Staff/Member	Status	Issue/Concern	Comment
Fire	Tom Dion Steve Tancrell		Need for a sprinkler system throughout. Need to comply with 527 CMR 1 Chapter 18 Fire Department Access Roads (which includes roadways, parking lot lanes, fire lanes). Blasting within 250 feet of State property requires State approval and signage. Can cause a delay of up to 3 weeks. Building must have a full sprinkler system. Must comply with 780CMR 916.0 (emergency responder radio coverage).	Confirmed by developer
Planning Board	Barry Desruisseaux		Need storm water management system – basins	
DPW/Wastewater/Water	Benn Shermann James Legg James Boliver		Additional data required as to the quantity and quality of wastewater. A plan for dealing with wastewater including pre-treatment (reduction of nutrients and contaminants) is needed. The town will provide specific guidance once the data has been provided.	No pesticides used Back flow inspections Grow material Cocoa – waste is managed Closed/locked containers

CULTIVATE

Department/Board	Staff/Member	Status	Issue/Concern	Comment
DPW/Wastewater/Water continued	Benn Shermann James Legg James Boliver		<p>A meter is required for each location. The Town's regulations will be provided.</p> <p>Need a daily water usage water usage plan.</p> <p>A hydraulic analysis should be conducted and include the needs for both domestic and fire flow needs. The site locus is at the end of the water distribution system which will have a bearing on the ability to provide potential water needs.</p>	<p>Water reuse plan Water will be treated overnight Closed loop system A dehumidifier will capture the condensation off of the plants 4000-5000-gallon water storage Usage – 3000-4000 GPD</p>

Respectfully submitted,
Michael Gallerani



100 GROVE ST. | WORCESTER, MA 01605

May 7, 2019

Attn: Lynn Marchand
Uxbridge Planning Board
21 South Main Street
Uxbridge, MA 01569

T 508-856-0321
F 508-856-0357
gravesengineering.com

**Subject: 100 Campanelli Drive (Lot #2A of Campanelli Business Park)
Site Plan, Special Permit, Fill/Importation Permit &
Stormwater Permit Applications
Peer Review #2**

Dear Members of the Board:

We received the following on May 2, 2019;

- Drawings entitled "Site Development Plans for Lot 2A Campanelli Drive" dated April 3, 2019 and revised April 29, 2019, prepared by Kelly Engineering Group, Inc for Campanelli Uxbridge II, LLC. (9 sheets)
- Point-by-point response letter addressed to Uxbridge Planning Board, Re: Request for Planning Board Permits, dated May 1, 2019, prepared by David N. Kelly, P.E., Kelly Engineering Group, Inc., with attachments.
- Bound document entitled "Stormwater Management Report, Lot 2A, Campanelli Drive, Uxbridge MA", dated April 3, 2019 and revised April 30, 2019, prepared by Kelly Engineering Group, Inc for Campanelli Uxbridge II, LLC.
- Drawing entitled "Lighting Plan, Lot 2A, Campanelli Drive" dated April 3, 2012 [sic], prepared by Kelly Engineering Group, Inc. (1 sheet)
- Drawing entitled "Overall Floor Plan, Lot 2A, Campanelli Drive, Uxbridge MA", prepared by RBK Architects, Inc. (1 sheet)

This letter is a follow-up to our previous review letter dated April 22, 2019. For clarity, comments from our previous letters are *italicized*, and our new comments are depicted in **bold**. Previous comment numbering has been maintained. Comments marked as "acknowledged" indicate they have been satisfactorily addressed.

Zoning Bylaw (§400-20)

1. *The plans indicate the project site is located in the Industrial District in Note #3 of Sheet 2 and in the Zoning Legend on Sheet 3. The plans must clarify that the project is located in the "Industrial B" District.*
Acknowledged. The plans now refer to the "Industrial B" District.
2. *An index or key plan should be provided to clearly define the proposed lot and project location within the existing development.*
Acknowledged. An Overall Park Plan (Sheet 2) was added to show the layout of the subdivision.

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3. *Building setback lines shall be shown on the plans.*
Acknowledged. Setback lines have been added to Sheet 4.
4. *It should be noted that the project proposes to subdivide Lot 2 into Lots 2A and 2B on a commercial subdivision that is under construction and has not yet been accepted as a public way. The Applicant states that an ANR plan will be submitted to subdivide Lot 2 as proposed on the site plan.*
No further comment necessary at this time.
5. *No signage is proposed on the plans. GEI understands any proposed signage will be reviewed by the Planning Board and other appropriate Town Departments if so proposed.*
Acknowledged. The Engineer responds that signage is not proposed at this time.
6. *The ownership information for the abutting lots 2B, 3 and 4 must be shown on the plans.*
Acknowledged. This information is shown on Sheet 2.
7. *GEI understands a Traffic Study was previously submitted to the Planning Board as part of the Definitive Subdivision Review of Campanelli Drive, including estimates for development of the lots in the subdivision. GEI understands that this study may have been reviewed by others, thus we provide no comment on the traffic impacts of the proposed plans versus the buildout condition of the previous study*
No further comment required at this time.
8. *The application does not address odor control which GEI understands can be a potential issue with a marijuana cultivation facility.*
The Engineer responds that the greenhouse exhaust louvers will be installed with an "odor neutralizing" system. Details of this system were included in the response letter however review of this content is beyond the scope of this review and outside of GEI's expertise. GEI makes no representations as to the adequacy of any proposed odor control systems. Should the Board wish to engage an odor consultant, GEI may be able to assist.
9. *The Planning Board shall note that the Applicant has requested a waiver of the required parking calculations to allow approximately 1 space per 1,900 square feet rather than the required 1 space per 200 square feet. This results in 68 proposed parking spaces rather than 662 spaces as required. GEI notes for the Board's reference that in our experience we have seen parking requirements for warehouse/storage uses in other communities' range between 1 space per 1,000 to 3,000 square feet. The Board shall also note that GEI understands this waiver request is consistent with the Medline site plan review which requested 1 space per 1,800 square feet.*
No further comment required.
10. *The Fill/Importation Permit Application (Chapter 182 of the General Bylaw) is missing the amount and type of material to be imported and the area to be filled. It should be noted that the Lot 2A Site Plan Special Permit application cover letter indicates that the importation will not involve more than 100,000 cubic yards and is for foundation and parking base gravel and building structural fill.*
The Engineer provided no response on this comment and the Application has not been revised.
11. *With regard to Chapter 290 of the General Bylaws and the Stormwater Management Permit, lacking accompanying Town regulations to the Bylaw a project must comply with the requirements of the MassDEP Stormwater Handbook (Stormwater Management). Comments on compliance with the Handbook are provided in the next section, thus once satisfied, the project shall also be considered to satisfy the requirements of Chapter 290.*
No further comment required.

12. Based on the submitted building exterior elevations, there are multiple exterior doors that are not shown on the site plan. The purpose of these doors is unclear and not shown to have an exterior landing or walkway connection to the rest of the site.

Acknowledged. The elevation views and the plans are now consistent, and doorway landing pads are shown on the plans.

Drainage, Hydrology & Stormwater Management

13. On Sheet 4, the erosion control barriers must be placed across the end of the swale on the west side of the building. The plans also show grading on the adjacent Lot 1. If grading of Lot 1 is not completed in conjunction with this project, then erosion control barriers should be placed along most of the western property line.

Acknowledged. The erosion control barriers have been expanded and follow the north and west property lines.

14. The plans show the location of "proposed test pits" in the infiltration basin and subsurface system. Extensive ledge has been encountered in the development of the Campanelli Drive and the Medline facility that required post-approval modifications to stormwater systems as a result. The Planning Board may wish to consider a condition requiring these test pits be conducted immediately as the proposed infiltration systems may not be feasible.

The Engineer responded that test pits will be performed at the commencement of construction. GEI maintains that soil test pits should be performed during the design period in order to demonstrate the design as presented for approval is feasible and in compliance with MassDEP Stormwater Management. At present, this compliance cannot be assumed nor determined.

15. The piping downstream of DMH #A4 is identified as 18" pipe in the structure labels, but the labels on the pipes indicate 12" piping. The information must be consistent.

Acknowledged. This structure label now indicates 18" piping.

16. Manholes DMH #A5, #B2 and #B5 have only two feet of separation from the rim to the outlet invert. The Engineer should verify that there is sufficient depth to install the 12" HDPE outlet pipes without altering the top slabs.

Acknowledged. The invert elevations in these structures were revised and now indicate a three-foot separation from rim to invert, and downstream invert elevations were revised accordingly.

17. The pipe between DMH #B3 and #B4 has a labelled length of 166 feet, but the pipe has a scaled length of ± 125 feet. The information must be consistent.

Acknowledged. The label now indicates a length of 126 feet.

18. For clarity, the construction details of the "detention basin outlet" and the "control structure manhole" should be respectively renamed to indicate that they are OCS#1 and OCS#2 as identified on the plans.

Acknowledged. The details have been renamed accordingly.

19. There are several inconsistencies with OCS #1.

- a. The structure label and basin cross section detail indicate an 18" discharge pipe, but the pipe label indicates a 12" diameter.

The outlet pipe on the plan is still labelled as "25' 12" HDPE pipe". Our comment remains.

- b. *The pipe label indicates a slope of 3%, but the calculated slope based on pipe length and inverts is 1%.*
The slope, length, and inlet/outlet invert elevations of this pipe still do not agree. Our comment remains.
 - c. *The detail includes a 4" outlet at elevation 480.0, but the plans specify this orifice is at elevation 488.0.*
Acknowledged. The detail now specifies an elevation of 488.0.
 - d. *The detail includes a 10" orifice at elevation 488.6, but the orifice at this elevation is identified as 6" on the plans.*
Acknowledged. The detail now specifies a 6" orifice.
 - e. *The detail includes a grate elevation of 679.0 near the anchor bolt specification. This elevation should be removed or revised.*
Acknowledged. This elevation has been removed.
20. *The dimensions of the riprap aprons are not stated explicitly on the plans. These dimensions must be added, and the aprons should be drawn to scale for clarity.*
Acknowledged. The aprons are specified as 13'x15' in the detail and drawn to these dimensions on the plan.
21. *The Stormwater Report must include rational calculations for pipe sizing.*
Acknowledged. Rational calculations were included with this submission. GEI notes that some of the pipe size and slope information in the spreadsheets is not consistent with the plans, but the Hydroflow calculations included the correct information.
22. *For clarity, proposed grading should be shown on the Proposed Drainage Exhibit (may require a larger scale drawing).*
Acknowledged. Grading was added to the Proposed Drainage Exhibit.
23. *The Proposed Drainage Exhibit shows that a portion of the area west of the building drains to the subsurface recharge system. It is not apparent from the grading plan that runoff will be directed along the gravel drive to the catch basin at the bottom of the drive. A portion of this subcatchment will drain to the swale (not shown on the exhibit), and the plans do not indicate a berm or curbing to direct the remaining runoff downhill to the catch basin; runoff will flow undetained to the westerly Lot 1. The Engineer shall review and revise as necessary.*
Acknowledged. The grading has been revised and shows a berm along the access drive that will divert runoff to the catch basin. The subcatchment boundaries have been adjusted accordingly.
24. *The grading plan appears to show that the 492 contour runs across the spillway, although the spillway has a spot elevation of 491.5. The Engineer shall revise the grading (contour lines apparently were not trimmed).*
Acknowledged. These contours were revised.
25. *GEI notes that the Hydraflow model doesn't include exfiltration in the basin or subsurface system. GEI has no issues with this design approach as it is more conservative.*
Acknowledged. No further comment required.
26. *The Engineer has claimed 5% Total Suspended Solids (TSS) removal for street sweeping which equates to (per MassDEP) minimum quarterly sweeping with a high efficiency vacuum sweeper. Given that less intensive bi-annual sweeping intervals are often not followed, it is generally not*

recommended to take credit for TSS removal for sweeping. It should be noted that with the removal of the street sweeping the 80% TSS removal requirement should still be met.

Acknowledged. The TSS removal credit for sweeping has been removed from the calculations.

27. *In accordance with MassDEP Stormwater Management Standard #1, provide calculations to demonstrate the proposed drain outfall riprap aprons are adequately sized to prevent erosion during the largest analyzed storm event (length, width and minimum stone diameter).*

Acknowledged. Riprap sizing calculations were included with this submission.

General Engineering Comments

28. *On Sheet 3, one of the curbing notes in the right-of-way refers to VGC (vertical granite curbing), but it is not clear that any granite curbing is proposed for this project or within the right-of-way. No other notes refer to granite curbing, and no detail of granite curbing is provided. GEI notes that sloped granite curbing (SGC) was provided at the curb cuts in the right-of-way on the approved subdivision plans. The Engineer shall review and revise as necessary.*

The revised plans now show sloped granite curbing (SGC) from the curb cut in the right-of-way to the site parking area. However, the westerly curb cut refers to both VGC and CCB. The Engineer must revise the labels to clarify what type of curbing is proposed for the access drive curb cut. The legend on this sheet should also define EOP as it appears at the access drive, and no curbing labelled "CC" appears on the plans as shown in the legend.

29. *The plans show an existing sidewalk on Campanelli Drive, but no sidewalk is proposed on the approved subdivision plans. The construction detail of the painted crosswalk must also be removed if not needed.*

Acknowledged. The sidewalk has been removed from the right-of-way, and the crosswalk detail was removed from the detail sheet.

30. *The purpose of the gravel access drive of the west side of the building is not apparent on the plan (fire lane?). The Engineer may wish to consider adding a forestry gate or similar barrier to restrict access to this drive as necessary. Also, a paved apron shall be provided for at least the portion of the driveway within the right-of-way.*

The Engineer responds that this drive is a fire lane. A gate has been added to the plans, and the first 80 feet of the access drive is now shown to be paved. A detail of the gate was not provided and should be shown on the plans; the plans do however note the gate shall be coordinated with the Fire Department.

31. *Perimeter security fencing and a gated entry is not shown. If so required, these features shall be shown.*

Acknowledged. No fencing is proposed. The Engineer responds that the facility will have a camera system, and this was presented to the Police Department who offered no objections.

32. *An exterior dumpster is also shown with no fencing or screening. In GEI's experience, exterior dumpsters are not typically proposed for any facility that handles or cultivates marijuana.*

Acknowledged. The Engineer responds that the facility will have one internal dumpster for cannabis waste and two locking exterior dumpsters for non-cannabis waste and recycling.

33. *A "shipping and receiving area" is identified on the plans. The Engineer should clarify if any loading docks are proposed; none are currently identified or apparent on the plan. The plans and building elevations show several proposed overhead doors at grade with the parking lot indicating vehicular access in and out of the building is proposed. The Engineer shall note the requirements of the State Plumbing Code that will require floor drains and an oil/water separator with discharge to sanitary*

sewer for any ground level overhead door that may be subject to vehicles entering and exiting the building.

Acknowledged. One loading dock has been added on the layout plan, and upon further review, the spot elevations in this area are 4.0 feet lower than the identified finished floor elevation (FFE) indicating a loading dock is proposed and not an at-grade overhead door.

34. The northern end of the western retaining wall has a top-of-wall elevation of 496 (flush with the ground surface), but the label indicates a wall height of 10 feet. The label shall be corrected. The wall has been extended farther north and the elevation labels have been revised. However, two labels indicate heights of 9 feet and 10 feet, but the provided elevations and topographic contours indicate heights of 8 feet and 12 feet respectively. The information must be consistent.
35. The plans specify an "erosion control line", but a construction detail is provided for a "silt sock line". The naming must be consistent if the silt sock line is the intended erosion control line.
Acknowledged. The detail was renamed as "erosion control line".
36. The proposed retaining walls will require structural design and building permits due to their proposed heights. As the retaining wall design is a deferred design item (by others and not the civil engineer), they should be notes as such on the plans.
The Engineer responds that notes of this nature were added to Sheet 7, but no such notes are apparent on the retaining wall detail or in the Construction Notes. Our comment remains.
37. The dumpster pad is described in note C6 of Sheet 6. For clarity, a detail should be added.
A detail has been added to Sheet 7 and is generally consistent with the note, except the detail specifies W1.1x1.4 wire and the note specifies W1.4x1.4. The information must be consistent.
38. The detail of the concrete walk specifies 4" of gravel base, but note C1 on Sheet 6 and the detail of the integral sidewalk/curb specify 6" of base under the sidewalks. The information must be consistent. No revisions have been made, thus our comment remains. To clarify, the concrete walk detail on the top left side Sheet 7 specifies 4" of gravel base under 4" of concrete, but the detail of integral sidewalk/curb on the top right side of the sheet specifies 6" of gravel under 4" of concrete.
39. On Sheet C6, note C2 appears to specify 1-1/2" of binder course in paved areas, but the pavement section detail specified 2". The information must be consistent.
Note C2 has been revised and no longer references asphalt pavement, and the bituminous concrete pavement detail now specifies 1-1/2" of binder course. GEI believes that 1-1/2" of binder asphalt is not typical (thin) for such a proposed use and truck traffic.
40. Note E9 on Sheet 6 refers to the Town of Hanover. This note must refer to the Town of Uxbridge.
Acknowledged. The note now references Uxbridge.
41. Spot elevations should be added to clarify top-of-curb/walkway and bottom-of-curb elevations for the concrete walkway along the parking area. Specifically, the plans and details must state that the concrete walkway is flush with the bituminous pavement in the location of the handicap parking spaces if this is the intention, as this is not apparent on the plans.
Acknowledged. Notes on Sheet 4 now specify flush sidewalk in this area.
42. It is not clear on the plans where the detectable warning panels are proposed. If none are proposed, the detail must be removed.
Acknowledged. The detail has been removed.


43. *The detail of the drain manhole shall specify the structure wall thickness.*
Acknowledged. The thickness has been specified as 5".
44. *The detail of the sewer manhole shall clarify that red sewer brick and mortar shall be used to construct the invert trough.*
Acknowledged. This has been clarified on the detail.
45. *The detail of the sewer manhole must specify a watertight boot on penetrations (e.g. Kor-n-Seal or other).*
Acknowledged. This note has been added to the detail.
46. *The section detail of the subsurface recharge area should include the proposed top-of-stone, bottom-of-stone, invert, and ground surface elevations.*
Acknowledged. These elevations have been added to the detail.
47. *The dimensions of the level spreader are not specified on the plan, and the detail has a note to "see plan" for dimensions. The plans should not rely on scaled dimensions alone. The detail also contains dimensions of 2 feet and 6 feet but it is unclear what these dimensions refer to.*
The dimensions of the level spreader have been clarified on the detail, but the width is not specified on the plans or detail. This dimension must also be stated.
48. *The plans propose disturbances within wetland buffer zones. GEI understands that approval will be required from the Conservation Commission.*
No further comment required.
49. *GEI has some concerns with the photometric plan submitted.*
- a. *The plan shows that there will be light spillage off of the property into the Campanelli Drive right-of-way and into the MassDOT property (Highway 146). Spillage off the property shall be minimized with appropriate fixtures, etc. GEI understands that there are certain requirements for lighting for marijuana facilities that may also need to be considered.*
Acknowledged. The revised lighting plan shows no spillage off the property.
 - b. *The light symbols on the plan are indistinguishable and can't be correlated with the legend ("Schedule"). Relating to this, five light symbols appear to be drawn near the southeast side of the building and one southeast of the property, but the photometric data indicates there is no light from these features; the southeast side of the building has no exterior illumination. The plans now show only one type of light (light pole), with three proposed fixtures in the parking area. The revised lighting plan shows no wall-mounted fixtures and no illumination is provided around the majority of the building exterior (north, south, and west facades). GEI requests that the Engineer address the lighting needs for such a facility with the Planning Board as it relates to the requirements of the State.*
50. *Construction details shall note that all structures (catch basins, manholes, etc.) shall be set on a base of crushed stone rather than "bank run gravel" as presently noted.*
Acknowledged. The details now specify "crushed stone" bedding.
51. *On the site plans, proposed bituminous surfaced areas shall be noted/labeled as such.*
Acknowledged. Labels have been added to the Layout Plan.

Additional Comments, May 7, 2019

52. There is a spot elevation ("R=492.6") within the building footprint near the southwest corner of the building doesn't appear to reference any apparent feature. This elevation should be revised or deleted accordingly.
53. A spot grade for "496.3 HP" near the parking entrance is not consistent with the adjacent grading; the Engineer must clarify and revise the plans.
54. The plan set submitted was not stamped by an registered Massachusetts Professional Engineer. Any plans submitted to the Board for review must be stamped.
55. The Stormwater Report had a digital Engineer's stamp on the cover sheet, but the text did not print correctly. Future submissions must have a legible Engineer's stamp.
56. A water tank for fire protection use is proposed near the infiltration basin; no details or notes of this tank were provided on the plan. As the tank design is a deferred design item (by others and not the civil Engineer), they should be notes as such on the plans. The plan does callout coordination with the Fire Department.

We trust you will find these comments useful and informative. Please contact this office with any questions.

Respectfully submitted,
Graves Engineering, Inc.



Michael Andrade, P.E.
Principal