

February 22, 2023
6907

Town of Dudley Planning Board
71 West Main Street
Dudley, MA 01571

**RE: Chase Mill Cannabis Facility, 35-37 Chase Avenue
Site Plan and Special Permit Modification Review**

Dear Planning Board Members:

We have received review comments from Graves Engineering dated January 24, 2023 regarding the above mentioned project. We have addressed all plan modifications in the latest revision of plans and have summarized the changes below. The review comments are *italicized* with the responses from Dillis & Roy in **bold**.

Zoning Bylaw

1. *GEI has no issues relative to compliance with the Dudley Zoning Bylaws except as noted in the following comment.*

CDG Response: No response required.

2. *The plans need to include the telephone numbers for the owner/applicant. (§5.04.04.A.1)*

CDG Response: Sheet C0.0 has been revised to provide a telephone number for the owner/applicant.

3. *GEI did not receive any floor plan sketches. GEI understands that floor plan sketches will be reviewed by the Planning Board. (§5.04.04.A.12)*

CDG Response: Floor plan sketches will be provided to the Planning Board under separate cover.

MassDEP Stormwater Management

4. *Compliance with the MassDEP Stormwater handbook is reasonable. The project consists of redevelopment, with a small decrease in impervious area and the replacement of two stormwater inlets with deep sump catch basins.*

CDG Response: No response required.

General Engineering Comments

5. *Sheet C1.0 does not address what is to occur with the existing hydrant at the east side of the building (near wetland Flag “MAHW-115”), Sheet C2.0 includes a leader note calling for the hydrant to be replaced, but Sheet C3.0 (Utility Plan) does not show that a new hydrant and associated piping are to be installed. The information needs to be consistent throughout the plan sheets. GEI understand that the Dudley Fire Department will review the plans relative to the locations of the fire hydrants.*

CDG Response: Sheet C1.0 has been revised to call out the demolition of the existing hydrant. Sheet C3.0 has been revised to call out a new fire hydrant and connection in this location, with direction to the Contractor to coordinate final placement with the Dudley Fire Department.

6. *For the benefit of the contractor, a sewer cleanout construction detail should be provided on the plans. The proposed locations of two sewer cleanouts are shown on Sheet C3.0.*

CDG Response: Sewer Cleanout Details have been provided for 4x4x4 and 6x6x4 sewer cleanouts on sheet C6.1.

General Comments

7. *The Cover Sheet indicates the proposed greenhouse to be 65,650 Sq. Ft., but the Grading Plan (Sheet C4.0) indicates a proposed greenhouse area of 55,450 Sq. Ft. The discrepancy should be corrected, or an explanation of the discrepancy should be provided.*

CDG Response: The Applicant has requested that the Proposed Greenhouse be removed from the current site plan. The area previously designated for the greenhouse will be stabilized, and the greenhouse will be part of a future application package.

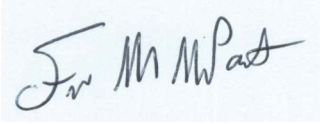
8. *GEI understands that the applicant would address the provision of utility services directly with the respective Town department and utility companies.*

CDG Response: Acknowledged. The Applicant is coordinating utility services with the respective Town departments and utility companies.

We trust this meets your needs at this time. If you have any questions or require any additional information, please contact the undersigned.

Regards,

DILLIS & ROY
CIVIL DESIGN GROUP, INC.

A handwritten signature in black ink, appearing to read "J M Walsh", is written over a light blue rectangular background.

Senior Civil Engineer

Cc: Nicholas Adamopoulos
Joe Villatico
David Lahar
Jeremey Henrickson
Jeffrey M. Walsh, PE