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January 24, 2023

Dudley Planning Board
Dudley Municipal Center
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Dudley, MA 01571

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gravesengineering.com

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

Dear Planning Board Members:

We received the following documents in our office on December 9, 2022:

- Plans entitled Site Plan, 35-37 Chase Avenue, Dudley, Massachusetts dated November 30, 2022, prepared by Dillis & Roy Civil Design Group for DMA Holdings. (15 sheets)
- Memorandum from Dillis & Roy Civil Design Group to Town of Dudley Conservation Commission dated November 11, 2022, RE: Stormwater Management Memorandum – Redevelopment, 35-37 Chase Avenue, Dudley, Massachusetts.

We also received the following document in our office on December 28, 2022 via e-mail:

- Document entitled Application for Modification to Special Permit and Site Plan Approval for a Marijuana Establishment dated December 27, 2022, prepared by Dillis & Roy Civil Design Group, Inc. for DMA Holdings (MA) LLC.

Graves Engineering, Inc. has been requested to review the plans and supporting materials for compliance with the Zoning Bylaws of the Town of Dudley, Massachusetts revised through May 20, 2019, MassDEP Stormwater Management Handbook and generally accepted engineering practices. As part of our 2020 site plan review, GEI visited the project site on November 17, 2020.

Our comments follow:

Zoning Bylaw

1. GEI has no issues relative to compliance with the Dudley Zoning Bylaws except as noted in the following comment.
2. The plans need to include the telephone numbers for the owner/applicant. (§5.04.04.A.1)
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)

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.

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 understands that the Dudley Fire Department will review the plans relative to the locations of fire hydrants.
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.

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

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: Francis McPartlan, P.E.; Dillis & Roy Civil Design Group, Inc.