



100 GROVE ST. | WORCESTER, MA 01605

November 8, 2022

Dudley Planning Board
Dudley Municipal Center
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Dudley, MA 01571

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**Subject: Nichols College – Center Road Townhomes
Major Site Plan Review**

Dear Planning Board Members:

We received the following documents in our office October 4, 2022:

- Plans entitled Nichols College, Townhomes, Center Road, Dudley, MA 01571 dated May 25, 2022 and last revised October 3, 2022, prepared by Juster Pope Frazier, LLC and Clough Harbour Associates, LLP for Nichols College. (14 sheets)
- Bound document entitled Drainage Report, Nichols College Townhouses, Center Road, Dudley, MA dated May 23, 2022 and revised September 29, 2022, prepared by CHA for Nichols College.

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 October 19, 2020, MassDEP Stormwater Standards and Handbook, and generally accepted engineering practices.

This letter is a follow-up to our previous review letters dated June 21, 2022 and July 27, 2022. For clarity, the comments from our previous letters are *italicized* and our latest comments to the applicant's responses are depicted in **bold**. Previous comment numbering has been maintained.

Our comments follow:

Zoning Bylaws

6. *GEI understands that the Chief of Police and Fire Chief will review the plan set separately. (§5.04.04.A.23)*

No further comment necessary.

Hydrology and MassDEP Stormwater Management

7. *GEI reviewed the hydrology computations and found them to be in order except as noted in the following comments.*

July 27, 2022:

GEI reviewed the revised hydrology computations and found them to be in order.

GEI reviewed the hydrology computations in the Drainage Report revised on September 29, 2022 and found them to be in order. These computations now include #99 Center Road as part of the tributary area and reflect the latest stormwater basin proposal. Nevertheless, the peak storm flow data in Table 1-1 of the Drainage Report

contains data other than that derived in the latest hydrology computations. For the record, Table 1-1 should be revised to reflect the data in the latest hydrology computations.

9. *Compliance with the MassDEP Stormwater Handbook and Standards is reasonable.*
No further comment necessary.

General Engineering Comments

General engineering comments were previously addressed and acknowledged as such.

General Comments

14. *GEI understands that the Dudley Water and Sewer Department will review the proposed water and sewer services.*
No further comment necessary.

Additional Comments, November 8, 2022

15. **Based upon property line leader notes on Sheets C1.1 and C1.2, GEI understands that Nichols College acquired or will acquire the property at #99 Center Road.**

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: Kevin Chrobak, P.A.; Juster Pope Frazier Architects
Robert LaVigne; Nichols College