

LETTER OF TRANSMITTAL

TO: Mr. William Scanlan
Interim Town Planner
Town of Charlton
37 Main Street
Charlton, MA 01507
(508) 248-2237

PROJ. NO: 054-1907-K **DATE:** 5/14/19

PROJECT: ADMASS 2 LLC

LOCATION: 46 Worcester Road
Charlton, MA 01507

SENT BY WAY OF THE FOLLOWING: Hand Delivery

COPIES	DATE	ITEM DESCRIPTION
2	5/14/19	McClure Response to Graves Engineering Comment Letter date 5/10/19
2	5/13/19	"MassDOT Curbcut Plan" 46 Worcester Road, Charlton, MA prepared by McClure Engineering, Inc. revise date 5/13/19 (Sheet 2 of 6 only - Size 24x36)

REMARKS:

Dear Bill,

Enclosed are the above listed documents pertaining to the ADMASS 2 LLC curtcub project at 46 Worcester Road in Charlton, MA.

Please call me with any questions or comments at (508) 248-2005. Thank You.

Sincerely,



David T. Faist, P.E.
Vice President

cc: Mr. Mike Andrade, P.E., Graves Engineering, Inc., 100 Grove Street, Worcester, MA 01605
Mr. Neil R. Dixon, Dixon Salo Architects, Inc., 300 Main Street, 1st Floor, Worcester, MA 01608

May 14, 2019

Mr. William Scanlan, Interim Town Planner
Charlton Planning Board
Town of Charlton
37 Main Street
Charlton, MA 01507

**RE: Graves Engineering, Inc. 5/10/19 Peer Review Response Letter – MassDOT Curbcut Plan
ADMAS 2 LLC (Healthwise Foundation), 46 Worcester Road, Charlton, MA 01507**

Dear Planning Board:

McClure Engineering, Inc. (McClure) is in receipt of the following comments from Graves Engineering, Inc. (GEI) date May 10, 2019 relating to the “MassDOT Curbcut Plan, 46 Worcester Road, Charlton, MA.” We are providing the following technical responses to each comment:

Drainage, Hydrology & Stormwater Management

1. The proposed infiltration basin, per MassDEP, is required to be designed with a monitoring well and a means to drawdown (dewater) the basin for maintenance.

Response: A “Typical Monitoring Well Detail” is now shown on our “Drainage Plan” Sheet 2 of 6, revise date 5/13/19. The stormwater basin’s subsoil consists of “loamy sand” with an estimated basin drawdown time of just under 6 hours. If maintenance dewatering ever became necessary, this could be accomplished with a dewatering pump due to the basin’s shallow ponding depth (18”) and relatively small size instead of a secondary drain pipe.

2. To promote infiltration, the proposed infiltration basin bottom loam surfacing should be cut with sand as recommended by MassDEP.

Response: Note 2. is now shown within the “Cross Section Detail of Stormwater Infiltration Basin #1” on “Drainage Plan” Sheet 2 of 6, revise date 5/13/19, noting a mix of 15% sand and 85% top soil.

General Engineering Comments

3. The impact of the proposed curb cut modifications on the site traffic flow, specifically the one-way entrance and exit, is unknown. The trip distribution from the site traffic entering and exiting the property will be impacted to some degree by the one-way curb cut modifications but without backup from the Engineer or the project owner’s traffic consultant, it is unknown if these changes are creating an issue or not. While the facility remains a medical use dispensary, it may be less of an issue however if the site is granted an adult-use (recreational) license, any small issue could be exacerbated with increased trip generation volumes.

Response: A copy of the April 25, 2019 MassDOT curbcut permit is included as Attachment #1 approving the proposed curbcuts per MassDOT’s recommendation. The MassDOT permit notes “Additional MassDOT permitting is required before access can be approved for Recreational sales.”

A copy of the revised **“Drainage Plan - MassDOT Curbcut Plan, #46 Worcester Road, Charlton, Massachusetts”**
Sheet 2 of 6, revise date 5/13/19, is enclosed for your review.

Please call me with any questions or comments at (508) 248-2005. Thank you.

Sincerely,



David T. Faist, P.E.
Vice President

Attachments

cc: Mike Andrade, P.E., Graves Engineering, Inc., 100 Grove St., Worcester, MA 01605
Neil R. Dixon, Dixon Salo Architects, Inc., 501 Park Avenue, Suite 210, Worcester, MA 01610

ATTACHMENT #1

April 25, 2019 MassDOT Curbcut Permit



Charles D. Baker, Governor
Karyn E. Polito, Lieutenant Governor
Stephanie Pollack, Secretary & CEO
Jonathan L. Gulliver, Highway Administrator



3-2018-0222

CHARLTON

Subject to all of the terms, conditions and restrictions printed or written below, permission is hereby granted to **ADMASS Z LLC.** to enter upon the State Layout in the **TOWN OF CHARLTON** on the road known as **46 Worcester Road, AUTO ROUTE # 20** for the purpose of constructing a commercial driveway to service a medical marijuana dispensary, as shown on the plans submitted and on file in the District Three Permits Office

SPECIAL CONDITIONS:

*This access permit is issued for "Medical Marijuana" Sales ONLY at this facility.
Additional MassDOT permitting is required before access can be approved for Recreational sales.*

48 HOURS PRIOR TO THE START OF ANY WORK BEING CONDUCTED WITHIN THE STATE HIGHWAY LAYOUT CONTACT THE FOLLOWING:

Dave Blodgett – District Permit Compliance Engineer @ 617-892-3640

Provide Permit #, date work is to be started, the contractor who will be performing the work, name, address, and telephone number of person to be contact in case of emergency.

NOTE: Work allowed under this Permit is for construction commercial driveway access ONLY. Work to install WATER, SEWER or GAS SERVICE connections within the State Highway or to relocate utility poles MUST BE APPLIED FOR BY THE OWNER/CONTROLLER OF THE UTILITY, UNDER SEPARATE PERMITS.

The Grantee and/or Applicant shall record any Vehicular Access Permit or any Non-Vehicular Access Permit involving drainage at the appropriate registry of deeds. Any permit issued by MassDOT that requires recording shall not be effective until recorded at the appropriate registry of deeds and a copy of the recorded document is submitted to the District Highway Director.

WORK HOURS:

No equipment, trucks, etc. shall occupy any part of the traveled way except between the hours of **9:00AM and 3:30PM** from Monday through Friday. No work shall be allowed on holidays or at any times between and including the day before or the day after a long weekend which involves a holiday without the permission of the District Maintenance Engineer.

Free flow of traffic shall be maintained at all times.

At any time during construction operations when a traffic delay of over twelve (12) minutes occurs and the situation is worsening, the Grantee, the Grantee's Consultant Engineer overseeing the work or the Department shall begin to suspend operations. Continuously increasing delays of over twelve (12) minutes shall not be permitted. When it appears that delays are developing, one or more of the parties mentioned above shall drive the queue to determine the actual time of delay. Monitoring of traffic delays will be a continuous process until the job activity is complete and off the traveled way or until the determination is made to suspend operations.

District 3, 403 Belmont Street Worcester, MA 01604
Tel: (508) 929-3800, FAX: (508) 799-9763
www.mass.gov/orgs/highway-division

All operations shall be conducted so as not to interfere with, interrupt or endanger the general public, or the traffic flow.

In no case will operations commence prior to the specified hours of this Permit. This includes traffic set-ups that restrict the flow of traffic upstream of and through the construction zone.

GENERAL:

The grade within the proposed driveway area(s) shall be constructed on an upslope from the existing gutter line back to the location line at a rate of grade of at least 1/4 inch per foot, thence on a downgrade so as not to shed water upon the State Highway.

That part of the driveway(s) located within the limits of the State Highway location shall be paved and maintained by the Grantee at his expense to the satisfaction of the Engineer. It shall be constructed with a twelve inch (12") Gravel Base and three inches (3") of Bituminous Concrete placed in two rolled lifts of 1-1/2" each.

Such curbing as is necessary for the above driveway(s) may be removed and may be used to form the edges of the driveway(s) within the State Highway Location or is to be delivered to a maintenance storage depot as directed.

Any present or future structures on the property of the Grantee are to be located at least twelve feet (12') from the location line.

All debris resulting from the work shall be removed from the State Highway location.

No trees within the State Highway location shall be cut or trimmed.

No metal drums are allowed within the State Highway Layout.

UNIFORMED POLICE OFFICERS SHALL BE IN ATTENDANCE TO DIRECT TRAFFIC.

All work shall be performed in accordance with the 1988 Massachusetts Highway Department Standard Specifications for Highways and Bridges (English Edition); the Supplemental Specifications (English Edition), dated February 25, 2010; the 2010 Construction Standards; the current Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD) with latest revisions; the 1990 Standard Drawings for Traffic Signals and Highway Lighting; and the American Standard for Nursery Stock Current Edition (ANSI Z-60.1-2004).

All required signs and traffic warning devices, **including the use of arrowboard(s)**, shall be furnished by the Grantee. All signs and devices shall be in accordance with the current edition of the F.H.W.A. Manual on Uniform Traffic Control Devices. The number and location of all signs and devices shall be as deemed necessary by the Engineer for the safe and efficient performance of the work and the safety of the traveling public.

All warning devices shall be subject to removal, replacement and/or repositioning by the Grantee as often as deemed necessary by the Engineer.

Cones and non-reflectorized warning devices shall not be left in operational position on the highway when the daytime operations have closed. If it becomes necessary for the Department to remove any warning devices or appurtenances from the project due to negligence by the Grantee, all costs for this work will be charged to the Grantee.

All vehicles excepting passenger cars, which are assigned to the permitted project and which operate on the site at speeds of 25 mph or less shall have an official SLOW MOVING VEHICLE emblem displayed. Only a minimal amount of men and equipment shall occupy the State Highway location.

Only equipment to be used in the actual construction work shall be allowed within the State Highway location.

All personnel who are working in the State Highway Layout shall wear safety vests and hardhats.

The sub-division of a parcel of property by the owner does not in any way change the number of drives allowed under the standards. If there are a number of commercial establishments to be constructed, then a service road shall be constructed by the applicant to connect with the exit and entrance allowed under the existing standards.

The Grantee shall exercise this permit subject to all the rules and regulations made from time to time by the said MassDOT Highway Division and the Department of Public Utilities and nothing in the permit shall be construed as authorizing any installation or maintenance thereof except in strict conformity with all Federal, State and Municipal laws, ordinances and regulations.

The Grantee shall indemnify and save harmless the Commonwealth and its MassDOT Highway Division against all suits, claims or liability of every name and nature arising at any time out of or in consequence of the Acts of the Grantee in the performance of the work covered by this permit and/or failure to comply with the terms and conditions of this permit whether by itself or its employees or subcontractors.

A copy of this permit will be made available at the project site at all times during the progress of work for inspection by Department Personnel. Should the Grantee or contractor not have a copy at the site, the work will be stopped until such permit is made available.

This office will be notified prior to the start of work under the provisions of this permit.

ALL OF SAID WORK SHALL BE DONE AS DIRECTED AND TO THE SATISFACTION OF THE ENGINEER FROM THIS DEPARTMENT.

(SEE ATTACHED SHEETS FOR ADDITIONAL CONDITIONS)

No work shall be done under this permit until the Grantee shall have communicated with and received instructions from the District Highway Director of the MassDOT Highway Division listed below.



Charles D. Baker, Governor
Karyn E. Polito, Lieutenant Governor
Stephanie Pollack, Secretary & CEO
Jonathan L. Gulliver, Highway Administrator



Approved Signature

A handwritten signature in cursive script, appearing to read "Barry Lorion".

Barry Lorion by J.R.
District Highway Director

Date of Issue: April 25, 2019

Permit Expiration: Monday, April 20, 2020