

May 10, 2019



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William Scanlan, Interim Town Planner
Charlton Planning Board
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**Subject: Healthwise Foundation (d/b/a Green Gold)
Registered Medical Marijuana Dispensary (RMD)
46 Worcester Road
Site Plan Modification Peer Review #1**

Dear Mr. Scanlan and Members of the Board:

We received the following package on April 24, 2019:

- Drawings entitled "Mass DOT Curb Cut Plan, #46 Worcester Road Charlton, Massachusetts 01507", dated March 27, 2019 and revised April 18, 2019, prepared by McClure Engineering, Inc for Healthwise Foundation Dispensary. (6 sheets)
- Bound document entitled "Stormwater Management Report", dated April 18, 2019, prepared by McClure Engineering, Inc for AdMass 2, LLC. 1

Graves Engineering, Inc. (GEI) has been requested by the Charlton Planning Board to review the submitted plans and attachments for compliance with the MassDEP Stormwater Management Standards, promulgated January 2, 2008, and general engineering practice.

GEI understands that as a result of MassDOT review comments, the previously Planning Board approved site plan required modifications to the curb cuts on Route 20 and Masonic Home Road and the removal of a drainage system connection from the site to the Route 20 drainage system.

Our comments follow:

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

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

Sincerely,
Graves Engineering, Inc.



Michael Andrade, P.E.
Principal

cc: David Faist, McClure Engineering (via email)