

Woodbury G. Cammett, PE MA, NH

Robert E. Smith, PLS MA, NH  
Denis Hamel, CPESC

Emily Fredette, EIT

**Consulting Engineers and Land Surveyors**

April 12, 2016

Amesbury Planning Board  
62 Friend Street  
Amesbury, MA 01913

RE: Response to Peer Review  
Three Way Realty Trust  
103 Macy Street, Amesbury, MA

Dear Planning Board:

This letter is in response to the review by Stantec dated April 11, 2016 and a meeting with the City Planner, Stantec, and Cammett Engineering held on April xx, 2016 at the Amesbury City Hall.

**Summary of Findings:**

**Material for Review:**

The Applicant has provided updated information for review with the latest submission.

***Response: No response needed***

**Additional Review Material:**

The Applicant has provided updated information for review with the latest submission.

***Response: No response needed.***

**Development and Performance Standards:**

The Applicant has provided updated information for review with the latest submission, which is further noted in detail in **Section XI.C.8** below.

***Under the 25-year post development condition there is an increase in runoff at the connection to the existing drainage system (8.03 cfs-Pre versus 8.57 cfs-Post) and does not comply with section XI.C.8.e of the bylaws. The 100-year storm also indicated and increase in runoff (10.79 cfs-Pre versus 12.18 cfs-Post).***

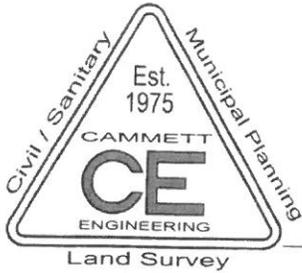
***Response: The analysis of the Stormwater calculations was revised to add the existing subcatchment EI to the Summary Reach R100 for the Pre-Development Stormwater***

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*Model and Subcatchment D1 to the Summary Reach R100 for the Post-Development Stormwater Model. Summary Reach R100 is also shown as Point "A" in the Stormwater Report. Point "C" in the Stormwater Report was eliminated. The areas of E1 and D1 combine with the end of the stormwater piping system at the west corner of the site, and shown as study Point "A", for both the Pre-development and Post-development conditions.*

*The summary Table was adjusted to reflect this new analysis, and show there is no increase in runoff from the site for all storms analyzed. Below are the Summary Tables that are in the revised Stormwater Report.*

**Table 1: Comparison Point Peak Runoff  
2 Year Storm**

Site Condition	Runoff Rate (CFS)		Runoff Volume (AF)	
	Pre-Dev	Post-Dev	Pre-Dev	Post-Dev
"A"	4.24	3.87	0.346	0.309
"B"	0.25	0.18	0.018	0.013
<b>TOTAL</b>	<b>4.49</b>	<b>4.05</b>	<b>0.364</b>	<b>0.322</b>

**Table 2: Comparison Point Peak Runoff  
10 Year Storm**

Site Condition	Runoff Rate (CFS)		Runoff Volume (AF)	
	Pre-Dev	Post-Dev	Pre-Dev	Post-Dev
"A"	7.63	7.39	0.618	0.508
"B"	0.44	0.32	0.032	0.023
<b>TOTAL</b>	<b>8.07</b>	<b>7.71</b>	<b>0.650</b>	<b>0.531</b>

**Table 3: Comparison Point Peak Runoff  
25 Year Storm**

Site Condition	Runoff Rate (CFS)		Runoff Volume (AF)	
	Pre-Dev	Post-Dev	Pre-Dev	Post-Dev
"A"	8.91	8.70	0.716	0.679
"B"	0.50	0.36	0.036	0.026
<b>TOTAL</b>	<b>9.41</b>	<b>9.06</b>	<b>0.752</b>	<b>0.705</b>

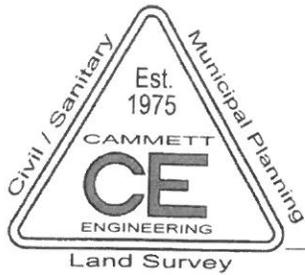
**Table 4: Comparison Point Peak Runoff**

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**100 Year Storm**

Site Condition	Runoff Rate (CFS)		Runoff Volume (AF)	
	Pre-Dev	Post-Dev	Pre-Dev	Post-Dev
"A"	12.70	12.57	1.007	0.971
"B"	0.66	0.49	0.050	0.036
<b>TOTAL</b>	<b>13.36</b>	<b>13.06</b>	<b>1.057</b>	<b>1.007</b>

*A traffic study was recently submitted, but information relative to the left turn movements for the site and conformance to MassDOT standard was missing.*

*Response: Bayside Engineering will provide a response.*

*A continuous landscaped buffer strip along the front yard setback per section XI.C.8c.1 of the Zoning Bylaws is not provided with the revised design.*

*Response: This site is a redevelopment. The area along Macy Street is currently developed and will remain developed. The applicant is "grandfathered" for this area.*

**Section XI.C.5 Material for Review:**

- a. Parcel Information: The Applicant is proposing to consolidate the two lots as noted on the plan PL-1 submitted for approval of the Board.

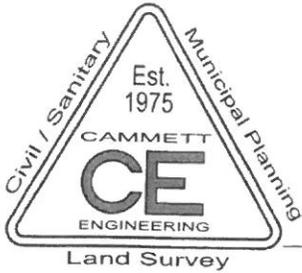
*Response: No response needed.*

- b. Topographic and existing land features: Indicated for site on the updated existing conditions plan.

*Response: No response needed.*

- c. Buildings: Indicated on the updated plans provided.

*Response: No response needed.*



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- d. Parking and driveways: Indicated in the updated plans provided including the loading area.

**Response: No response needed.**

- e. Sidewalks, bike paths and recreational trails: Sidewalk reconstruction work indicated on plans provided.

**Response: No response needed.**

- f. Utilities: Information indicated on the updated plans provided.

**Response: No response needed.**

- g. Grading and Stormwater Drainage: Indicated on plans provided. See XI.C.8.e for additional comments.

**Response: No response needed.**

- h. Landscaping: Indicated for a portion of the site on the plans provided. See XI.C.8.c for additional comments.

**Response: No response needed.**

- i. Lighting: Indicated on plan provided.

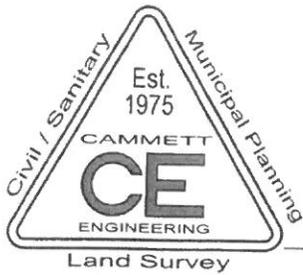
**Response: No response needed.**

- j. Signs: Indicated on plans provided.

**Response: No response needed.**

- k. Open Space: Noted on the updated plan provided. The site currently does not meet the open space requirement (i.e. existing non-conforming), but proposed development information provided by the Applicant indicates the proposed site will increase the amount of open space and be less non-conforming than the current condition.

**Response: No response needed.**



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- l. Traffic Generation: Traffic report provided with this latest submission. See separate memo to the Board relative to the report.

***Response: No response needed.***

- m. Building Facades and Floor Plans: Indicated on plans provided.

***Response: No response required.***

**Section XI.C.6 Additional Review Material:**

- a. Surface and water pollution: Information provided that includes a stormwater report. See XI.C.8.e for additional comments.

***Response: No response needed.***

- b. Soils: Information provided in the latest submission.

***Response: No response needed.***

- c. General environmental impact: No information provided.

***Response: No response needed.***

- d. Traffic impacts: Traffic report provided with this latest submission. See separate memo to the Board relative to the report.

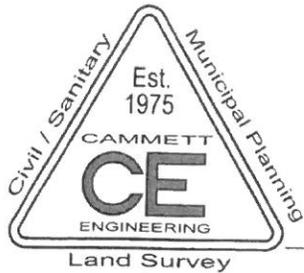
***Response: No response needed.***

- e. Architectural Drawings: Information provided in the latest submission.

***Response: No response needed.***

- f. Legal Documents: The Applicant has submitted a plan – sheet PL-1 to consolidated lots 13 and 16 into one lot for action by the Board.

***Response: No response needed.***



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- g. Additional information: No information provided.

***Response: No response needed.***

**Section XI.C.8 Development and Performance Standards**

- a. Access and traffic Impacts: Traffic report provided with this latest submission. See separate memo to the Board relative to the report dated April 11, 2016.

We note that the Police Department has concerns with the traffic and has asked about a traffic study.

We note that the Department of Public Works has requested a traffic study for the proposed traffic and turning movements.

***Response: No response needed.***

- b. Parking: Indicated on the updated plans including loading area and a dumpster location.

***Response: No response needed.***

- c. Landscaping: We recommend the Applicant address the following:

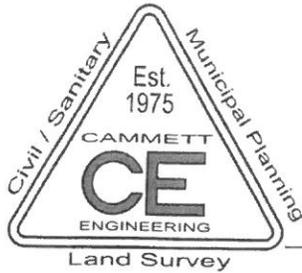
1. The proposed redevelopment area includes improvements within the front setback area along Macy Street, but a continuous landscaped buffer strip along the front yard setback per Section XI.C.8.c.1 of the Zoning Bylaws is not provided with the revised design submitted. Please update the landscape plan to provide the appropriate buffer strip in accordance with the bylaws and acceptable to the Planning Board.

***Response: This project is a redevelopment. The applicant does not have to comply with all the buffers requirements in the existing developed areas.***

2. Please explain how the proposed design has complied with Section XI.C.8.c.2 of the Bylaws along the property line of the abutting residential zone – R20 that is acceptable to the Planning Board. In addition, please clarify how the design has provided a landscape buffer along the property lines with abutting lot 80-17 acceptable to the Planning Board.

***Response: This project is a redevelopment. The Applicant does not have to comply with all the buffers requirements in the existing developed areas.***

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3. Please provide additional information to clarify that the landscape standards are met across the full site as indicated in Section VI.F.8 and VIII.16 of the Bylaws.

***Response: This project is a redevelopment. The Applicant does not have to comply with all the buffers requirements in the existing developed areas.***

- d. Site Plan and Architectural Design: The building architectural plans are revised to address access from the building to the proposed finish grade elevations.

***Response: No response needed.***

- e. Stormwater runoff: We recommend the Applicant clarify the following:

1. The proposed and revised design indicates a new drain line will cross the existing water line serving the site. Please provide additional information, such as a profile or existing and proposed invert elevations to clarify the design will not conflict and for proper construction. We recommend the Applicant verify the proposed drainage design and associated details meets the approval of the Department of Public Works.

***Response: As was stated in the previous response, it is impossible to determine how deep the existing water main is until it is exposed during construction. If a conflict arises, it will be dealt with during construction.***

2. We understand that a revised drainage report dated 3-04-2016 has been prepared by Applicant that was not included in the submission. We note that the proposed analysis for reach 100 [Point "C"] located at the connection point for the proposed drain system to the existing drainage system indicates an increase in runoff under the post development condition for the 25-year storm (8.03 cfs-Pre versus 8.57 cfs-Post). The 100-year storm also indicated and increase in runoff (10.79 cfs-Pre versus 12.18 cfs-Post). Please provide additional information as necessary to clarify no increase in runoff from the project in accordance with the bylaws. We recommend the Applicant update the report and verify that the existing system is adequately sized; and proposed changes to the existing drainage system do not impact the site or neighboring properties for inclusion in the Planning Board's file. The updated report; should be complete.

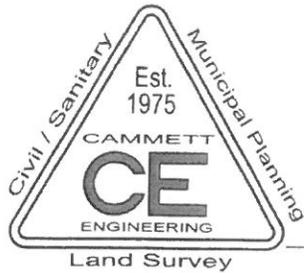
***Response: See response to "Development and Performance Standards" above.***

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3. The grading design implies a berm is to be constructed along the frontage of Macy Street and landscape islands at the entrances. Please provide additional spot elevations at the corner of the paved areas adjacent to the landscape islands to clarify the design intent and for proper construction.

**Response: This issue was addressed in the previous response.**

- f. Erosion Control: We recommend the Applicant identify temporary storage and staging areas on the erosion control plan.

**Response: This issue was addressed in the previous response.**

- g. Water Quality: The project design proposes to install a new catch basin with deep sumps and hooded outlets in the proposed site development area to improve water quality consistent with the performance standards outlined in the bylaws. We note that the existing conditions plan indicates there are other existing catch basins on site beyond the indicated project limits and suggest that these also be retrofitted accordingly. The Applicant notes that the retrofitting would occur under phase 3, a future project, to further improve water quality consistent with the performance standards outline in the Bylaws.

**Response: This issue was addressed in the previous response.**

- h. Hazardous Materials and Explosive Materials: The revised information submitted appears to address this performance standard. We recommend the Applicant confirm compliance with the Fire Department and Planning Board.

**Response: No response needed.**

- i. Lighting: The revised information submitted appears to address this performance standard for only the building. We recommend that the Applicant provide additional supporting information that indicates the conformance with the Bylaws is achieved for the entire site for the Planning Board's file.

**Response: The lighting for the remaining portion of the site is existing. The lighting system for the entire site will be revised and addressed in Phase III of the project.**

- j. Environmental Performance Standards: The revised information submitted appears to address this performance standard.

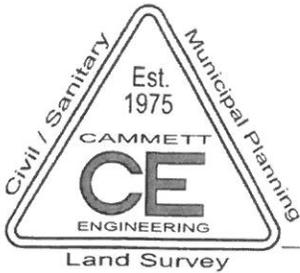
**Response: No response needed.**

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- k. Noise: The revised information submitted appears to address this performance standard.

**Response: No response needed.**

- l. Wetlands: The project received approval from the Conservation Commission under DEP file 002-1133 and recommend the plans be updated to note the DEP file number.

**Response: No response needed.**

- m. Utilities: We recommend the Applicant clarify the following:

1. The utility plan indicates the proposed sewer line to SMH2 will cross and may conflict with the existing water line serving the building under the existing paved area. Please provide addition information, such as a profile or existing and proposed invert elevations to clarify the design will not conflict and for proper construction. We recommend the Applicant verify the proposed sewer design and associated details meets the approval of the Department of Public Works.

**Response: This issue was addressed in the previous response.**

2. Please update the project details to include the proposed transformer, bollards and proposed utility trench consistent with the proposed design. We recommend the Applicant provide documentation that the proposed relocation shown is acceptable to the utility provider for inclusion in the Planning Board's file.

**Response: This issue was addressed in the previous response.**

- n. Roadways and Sidewalks: The Applicant is proposing to close two existing curb cuts under this latest revision. We recommend the Applicant file with and obtain approval from MassDOT for the proposed curb cut closures.

We note the design proposes to change the amount of traffic that will access from the existing curb cut on Route 110 at the reconstructed easterly driveway. We recommend the Applicant coordinate with Mass DOT to confirm the proposed changes to the access at Route 110 are acceptable to MassDOT and provide documentation for inclusion in the Planning Board's project file under this application.

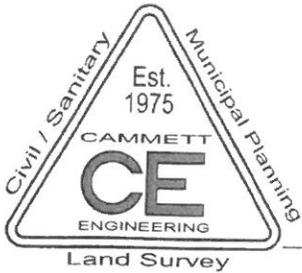
**Response: An application has been submitted for alterations of the two curb cuts that are to be used for the project access and egress to MassDOT. In addition two existing curb cuts will be closed. The westerly curb cut will remain open, as-is, to give access to**

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*the abutting land of Yeo. MassDOT will conduct their review, and when a permit is issued, a copy will be delivered to the Planning Department.*

- O. Marina or Docking Facilities: This performance standard does not appear to apply to this application.

*Response: No response needed.*

- P. Specific Design and Construction Standards: The revised plans were updated to address the previous comments.

*Response: No response needed.*

**Planning Board – Points to Consider:**

1. The application submission includes a lot consolidation plan that combines two existing lots (16 and 13) into one lot consistent with the proposed design intent. We recommend that the Board take action on the lot consolidation plan prior to taking action on the site plan application. We would recommend that the site plan approval be conditioned upon recording of the consolidation plan combining the two existing lots.

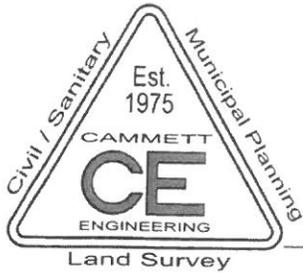
*Response: No response needed.*

2. The Applicant should obtain a MassDOT permit for the proposed improvements along Route 110.

*Response: No response needed.*

3. The Police Department and Department Public Work expressed concerns about the project traffic and a traffic report was recently submitted. We recommend that the Board confirm that the traffic concerns of the Police Department and Department of Public Works have been adequately addressed by the Applicant.

*Response: No response needed.*



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**Summary:**

Upon receipt of a complete revised information package submitted to the City, Stantec will prepare a supplemental review response for the Board. Unless instructed otherwise, we will only do the supplemental review upon receipt of a revised package from the Applicant submitted through the City that address each comment noted. A summary response letter addressing each comment noted above should be included with the revised drawings and supporting information package from the Applicant.

Stantec is available to meet with the Applicant's design and engineering team with written authorization from the Board to discuss these comments prior to the submittal of a revised information package. For such a meeting to be most effective, we request that the Applicant's team clearly identify the specific issues that need further clarification or discussion with Stantec prior to the meeting. We further recommend that the Applicant arrange a meeting with the Technical Assistance Group to discuss any specific comments related to input from City officials prior to meeting with Stantec.

***Response: A complete set of revised Plans and documents will be submitted to the Planning Department for approval by the Planning Board when the Board is satisfied that all applicable requirement and standards have been met.***

Sincerely,  
W. C. Cammett Engineering, Inc.

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Woodbury C. Cammett, P.E.  
President

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Denis M. Hamel, CPES  
Project Manager

Title: M/Winword/2015/15008/PlanningBoard/ResponsetoPeerReview/LetterResponsetoPeerReview04/12/16

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