

P.B. NT, PM
M. Leach DN
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Barbara Foley

From: Barbara Foley
Sent: Monday, April 11, 2016 1:12 PM
To: Michael Leach (michael.leach@stantec.com); David Frick; Karen Solstad; Lars Johannessen; Lorri Krebs; Robert Laplante; Scott Mandeville; Ted Semesnyei; Denis Nadeau (DENIS@amesburyma.gov); James Nolan (nolanj@amesburyma.gov); John Lopez (conservation@amesburyma.gov); Lauren Tirone; Nipun Jain; Peter Manor
Subject: FW: 77 Elm Response to comments.
Attachments: 160409-Mill 77 Response to comments-BI-15123.pdf; 160409-Mill 77 Response to comments-DPW-15123.pdf

FYI

From: Brian Kuchar [mailto:bkuchar@horsleywitten.com]
Sent: Monday, April 11, 2016 1:09 PM
To: Nipun Jain ✓
Cc: Nicholas Cracknell; David Martin; Barbara Foley; Peter Manor ✓
Subject: 77 Elm Response to comments.

Nipun,

Please find our response letters to both the DPW and building inspectors comments received last week. I will also be sending our response to Stantec's comment to John Lopez and you as well. As we discussed last week, the revised plans will be submitted later this week. Let me know if you have any questions. I have asked Nick to send along the updated list of waivers. I also have phone calls into both Denis Nadeau and Peter Manor, but have not heard back. I think this covers it. See you tonight.

Brian Kuchar, R.L.A., P.E., LEED AP

Horsley Witten Group

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April 11, 2016

Mr. Peter A. Manor
City Engineer
Amesbury Department of Public Works
39 South Hunt Road
Amesbury, MA 01913

Re: Response to second round of comments
Mill 77 Redevelopment
77 Elm Street
Amesbury, MA

Dear Peter,

On behalf of applicant, the Horsley Witten Group, Inc. (HW) is pleased to provide the following response to the second round of review comments received from the Amesbury Department of Public Works (DPW) in two letters (one to the Planning Board and one to the Conservation Commission) dated April 2016 and received via email on April 4, 2016.

The following comments were received in a letter to the Amesbury Planning Board dated April 2016.

1. *In the revised plan package, the applicant has indicated that granite curbing will be installed as part of the project instead of the previously specified vertical precast concrete curbing and bituminous asphalt berm for the proposed site. On sheet C-3 of the revised project plan set the detail provided still indicates that concrete curbing is proposed. DPW would request that the applicant revise the detail to call off granite curbing prior to signature by the Planning Board.*

Response: It is the applicant's intent to provide granite curbing. The notes on the plans were updated in the revised plans, but the detail was not updated. The detail has been revised accordingly.

2. *The City of Amesbury Water and Sewer Departments shall be notified by the developer- contractor prior to the installation of the proposed fire hydrant connection and any repairs that may be needed to the existing sewer service.*

Response: The applicant will notify and coordinate with the City of Amesbury Water and Sewer Departments prior to any connections. An additional utility note (note 4) has been added to sheet C-6.

3. *The DPW would request that the applicant provide a drainage manhole structure with appropriate base beneath the existing drain line instead of a doghouse style structure at DMH: 101. This will*

require the applicant to complete an exploratory test pit at that location to determine the depth of the existing pipe.

Response: The doghouse structure has been removed and replaced with a drainage manhole. An additional note has been added to the structure label on sheet C-6 requiring an exploratory test pit to confirm pipe invert prior to installation.

- 4. The DPW would request that the applicant attempt to minimize the entrance slope to the parking lot. The Planning Board regulations indicate a maximum grade of 12% for common access driveways. The proposed grade is 14.2%. The proposed slope to the lot is going to make the entrance and exit onto Fruit place difficult for most vehicles.*

Response: In an effort to improve the overall design, we have worked closely with the applicant, City and our project team to re-grade the parking lot to better accommodate vehicular maneuverability and improve overall safety. The retaining wall height along the eastern property line has been raised by 2' to reduce the longitudinal slope and the stairs have been reconfigured to provide an additional four stairs to accommodate the increase in wall height. Due to the constraints on this lot, ADA parking is provided closer to the building and not included in this lot, however, we have reduced the overall parking lot slope to below 5%.

To address both the entrance drive and parking lot slope concerns, the parking lot entrance driveway has been adjusted to 12% slope with the parking lot longitudinal grading at the bottom of the ramp set at 2% for the entire width of the ramp (20 feet). The remainder of the parking lot grade has been reduced from 6% to 4.85%. We believe these adjustments provide sufficient vehicle clearance and safe maneuverability within the lot.

- 5. The DPW would request that the applicant review the current proposed wall location adjacent to the staircase coming from the parking lot to the building entrance. The proposed wall extends roughly 3 feet from the end of the staircase on one side of the stairs. Can that wall be shifted back to be in line with the end of the staircase leaving the landing open? Having the wall jut out could cause a significant issue for plows during snow operations for the City.*

Response: The wall has been pulled back to the staircase and additional space has been provided with a curb between the wall and edge of road.

- 6. The applicant shall provide legal documentation to the City for an easement at the parking lot property for the portion of roadway that is proposed on the corner of the lot.*

Response: The applicant will work with the City to provide the necessary easements.

The following comment was received from the DPW in a letter to the City of Amesbury Conservation Commission dated April 2016.

- 1. The DPW has completed a cursory review of the storm water and drainage calculations*

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provided to the Amesbury Planning Board by the applicant for the proposed development at 77 Elm Street. The Planning Boards Consultant (Stantec) has completed review of the storm water design, provided comments to the applicant, and received responses to those comment by the applicant. If Stantec's concerns have been satisfactorily addressed through the review process, then the DPW would concur that the applicant has provided sufficient and acceptable information for the ACC to recommend project approval. The DPW was not privy to the information provided to the ACC by the applicant therefore the completed review is based off the information provided to the Planning Board. Please request that the applicant take appropriate care during the construction process to minimize sediment or debris transport down into the existing drainage system and river.

Response: The grading and drainage plans require silt fence to be installed around the project perimeter along with silt sacks at the existing and proposed drainage structures within the project limit and down gradient, including the structures on Clarke Street.

We have also reviewed the comments in the memo prepared by the Amesbury Police Department received in an email on April 4th. As stated by the applicant's traffic engineer (Jeffrey Dirks of Vanasse Associates) at the last public hearing, the applicant generally agrees that any changes to the traffic flow on Clark Street and the concept of reintroducing two-way traffic is a matter being addressed independently of this project. Moreover, as Mr. Dirks stated in his report, the proposed improvements to Fruit Place and Fruit Place Extension are not significantly impacted by one- or two-way traffic flow on Clark Street.

We believe our response sufficiently addresses the additional DPW comments. Revised plans, Stormwater Analysis, and Drainage Report will be provided to the Planning Board accordingly. The Applicant would be accepting of the proposed changes outlined in our response as conditions within the pending OOC. We look forward to working with the City of Amesbury DPW as this project moves forward. If you have any additional questions and/or require further clarification, please contact me at (508) 833-6600 ext 155 or bkuchar@horsleywitten.com.

Sincerely,
HORSLEY WITTEN GROUP, INC.



Brian Kuchar, R.L.A., P.E., LEED A.P.
Senior Landscape Architect/Engineer

Attachments

cc: David Martin – Martin Development, LLC
Nick Cracknell - Keystone Planning & Design
Nipun Jain – City of Amesbury Planner

Horsley Witten Group

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April 11, 2016

Mr. Denis Nadeau
Building Commissioner
Zoning Compliance Officer
9 School Street
Amesbury, MA 01913

Re: Response to parking lot comments
Mill 77 Redevelopment
77 Elm Street
Amesbury, MA

Dear Denis,

On behalf of applicant, the Horsley Witten Group, Inc. (HW) is pleased to provide the following response to comments received in an email forwarded to us on 4/8/16 by Amesbury City Planner, Nipun Jain.

I have reviewed the parking lot for 77 Elm. I believe the slope of 14% for the entrance and a 6% slope on the parking lot could be a violation of the AAB section 20.09, As this is could be a walk way for anyone including a handicap person, it cannot exceed a 5% slope or would be considered a ramp and need guard rails. Plus I believe for some smaller vehicles 14% slope would be inaccessible or could cause damage to the vehicle. Section VIII par. G-14 of the zoning bylaws requires all off street parking lots to provide" for adequate drainage, snow removal, maneuverability, and curb cuts." I question the maneuverability of a 14% slope at the entrance. Also it appears that Amesbury subdivision bylaws even though not applicable seem to set the limit of 10% slope for any roadway, I think this should be considered before any approval is issued.

Response: In an effort to reduce fill, match the existing grades as closely as possible and minimize the number of stairs and the height of the retaining wall the original parking lot design included a 14% ramp and 6% parking lot longitudinal slope as you noted in your comments above. The DPW has also provided the following comment related to the parking lot grades.

"The DPW would request that the applicant attempt to minimize the entrance slope to the parking lot. The Planning Board regulations indicate a maximum grade of 12% for common access driveways. The proposed grade is 14.2%. The proposed slope to the lot is going to make the entrance and exit onto Fruit place difficult form most vehicles."

In an effort to improve the overall design, we have worked closely with the applicant, City and our project team to re-grade the parking lot to better accommodate vehicular maneuverability and improve overall safety. The retaining wall height along the eastern property line has been raised by 2' to reduce the longitudinal slope and the stairs have been reconfigured to provide an additional

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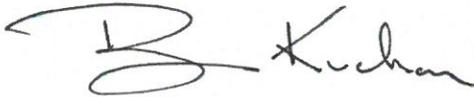
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four stairs to accommodate the increase in wall height. Due to the constraints on this lot, ADA parking is provided closer to the building and not included in this lot, however, we have reduced the overall parking lot slope to below 5%.

To address both the entrance drive and parking lot slope concerns, the parking lot entrance driveway has been adjusted to 12% slope with the parking lot longitudinal grading at the bottom of the ramp set at 2% for the entire width of the ramp (20 feet). The remainder of the parking lot grade has been reduced from 6% to 4.85%. We believe these adjustments provide sufficient vehicle clearance and safe maneuverability within the lot.

We believe this design change sufficiently addresses both your concern and the DPW comments. Revised plans will be provided to the Planning Board accordingly. We look forward to working with the City of Amesbury DPW as this project moves forward. If you have any additional questions and/or require further clarification, please contact me at (508) 833-6600 ext 155 or bkuchar@horsleywitten.com.

Sincerely,
HORSLEY WITTEN GROUP, INC.

A handwritten signature in black ink, appearing to read "B. Kuchar". The signature is fluid and cursive, with a large initial "B" and a stylized "Kuchar".

Brian Kuchar, R.L.A., P.E., LEED A.P.
Senior Landscape Architect/Engineer

Attachments

cc: David Martin – Martin Development, LLC
Nick Cracknell - Keystone Planning & Design
Nipun Jain – City of Amesbury Planner