



VIA HAND DELIVERY

March 25, 2016

City of Amesbury Planning Board
Attn: Mr. Nipun Jain, City Planner
62 Friend Street
Amesbury, Massachusetts 01913

**Re: The Marina at Hatter's Point
60 Merrimac Street
Amesbury, Massachusetts**

Dear Members of the Board and Mr. Jain:

Meridian Associates, Inc. (MAI) has received the design review prepared by Stantec Consulting Services, Inc. dated February 5, 2016. MAI offers the following responses:

Section XI.C.5 Material For Review:

- a. **Parcel information:** The existing conditions plan includes the portion of the subject parcel for the indicated improvements but do not include the parcel information for the entire subject lot. Information such as, required open space, parking, easements, and location of all the adjacent parcel owners as noted in the bylaws is missing from the plans. The Applicant should update the plans as necessary in compliance with the bylaws.

MAI Response: The schedule of dimensional controls table has been added to the layout plan and the adjacent parcel owner to the west has been added to the site plans.

- b. **Topographic and existing land features:** Indicated in most of the proposed development area on the plans provided. The existing land features and topography for the westerly portion of the site was not included in the submission.

MAI Response: The record conditions plan for the westerly portion of the site has been added to the plan set.

- c. **Buildings:** Recent Building Renderings and foundation plan were provided. A previous submission included floor plans and elevations that are not consistent with the most recent plans and the gross floor areas were not provided. The Applicant should update the plans as necessary in compliance with the bylaws.



MAI Response: The floor plans and elevations have been updated to match the building renderings and the foundation plan.

- d. Parking and driveways: Parking information was not included the plans provided, in accordance with the site plan bylaws, and compliance with Section VIII of the bylaws is unknown. Driveway information or access is not specifically addressed on the plans for the subject building. The Applicant should indicate and label all proposed access and egress intent throughout site with traffic flow arrows. See XI.C.8.b for additional comments.

MAI Response: The parking area for the marina is located across Merrimac Street and was constructed over 10 years ago. The parking area was designed for 135 boat slips. Historically for the last five years the number of boats that have been moored at the marina have not surpassed 86 boats. A letter from the marina and the record conditions plan for the marina parking area have been included. The driveway access will be shared with the Hatters point condominiums off of Merrimac Street. Additional traffic arrows have been added to the site plans.

- e. Sidewalks, bike paths and recreational trails: Sidewalk construction to serve the building is indicated from the proposed Hatter's Point condominium driveway and boardwalk. No information is provided relative to access from parking areas to the building in accordance with the bylaws. The Applicant should update the plans as necessary in compliance with the bylaws.

MAI Response: Stairs and a hallway will be constructed in the existing building #6 to allow pedestrians to be able to walk from the marina parking area to the marina building without having to go around the condominium building. A note has been added to the layout plan.

- f. Utilities: Information indicated on plans provided. The Applicant should indicate sawcut/work limits for all the proposed utility extensions. See XI.C.8.m for additional comments.

MAI Response: The proposed sawcut limits for the utilities have been added to the utility plan.

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

MAI Response: No comment.

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



MAI Response: No comment.

- i. **Lighting:** No information was provided. The Applicant should update the plans as necessary in compliance with the bylaws. See XI.C.8.i for additional comments.

MAI Response: Proposed lights on the marina building have been added to the site plans and the architectural plans. Specification sheets for the lights have been provided.

- j. **Signs:** No information was provided. We note a sign is located on the building in the submitted rendering. The Applicant should update the plans as necessary in compliance with the bylaws.

MAI Response: The proposed sign will be located on the side of the building facing the Merrimack River. A note has been added to the site plans and the location has been added to architectural plans. Refer to the architectural plan sheet A-2 for a detail of the sign.

- k. **Open Space:** No information was provided. The Applicant should update the plans as necessary in compliance with the bylaws.

MAI Response: The schedule of dimensional controls table has been added to the layout plan which includes information for the open space.

- l. **Traffic Generation:** No information was provided. The Applicant should provide traffic generation information per bylaws or as acceptable to the Planning Board.

MAI Response: The marina has been operating for over 10 years in this location and the owner does not anticipate the proposed marina building will generate any more traffic.

- m. **Building Facades and Floor Plans:** Updated renderings were submitted separately. The facades and floor plans were provided under a previous submission dated 8/27/15 that are not consistent with the recent foundation plans dated 11/09/15. The facades and floor plans should be revised by the Applicant acceptable to the Planning Board.

MAI Response: The floor plans and elevations have been updated to match the building renderings and foundation plan.



Section XI.C.6 Additional Review Material:

- a. Surface and water pollution: Some information provided. The Applicant has submitted a stormwater report, but report does not clearly identify impacts to the existing downstream drainage system that receives runoff from the project. We recommend that the Applicant provide additional information to support the project compliance with the bylaws. The impact to abutters should also be clearly documented. See XI.C.8.e for additional comments.

MAI Response: The peak rates for stormwater runoff for the 2, 10, 25, and 100 year storm events have been reduced for the project as shown in the Stormwater Management Report. An analysis of the storm drain system using the Hydraflow Storm Sewers Extension for Civil3D had been completed for Hatters Point Phase II but was not included in the Stormwater Management Report because it was assumed BSC Group would be the peer reviewer. The storm drain system analysis includes the stormwater runoff from Hatters Point Phase I and Phase II to confirm the proposed storm drain system and the existing storm drain system that is being connected to has sufficient capacity. The storm drain system was analyzed for the 100 year storm event and no surcharging occurred at any of the manholes or catchbasins and has been included.

- b. Soils: No information provided.

MAI Response: The soils information has been added to the detail sheet.

- c. General environmental impact: No information provided.

MAI Response: It is our professional opinion that the general environmental impact does not need to be completed because of the nature of the project. The marina has been operating for over 10 years in this location.

- d. Traffic impacts: No information provided.

MAI Response: The marina has been operating for over 10 years in this location and the owner does not anticipate the proposed marina building will generate any more traffic.

- e. Architectural Drawings: Some information provided.

MAI Response: The floor plans and elevations have been updated to match the building renderings and foundation plan.



- f. Legal Documents: No information provided. The access and egress for the proposed building and facilities that serve the proposed building such as utilities and parking should be provided as acceptable to the Board for the project file.

MAI Response: The draft easement plan for vehicular access into the site has been included. The easement plan for the marina utilities and pedestrian access through the condominium building will be prepared after approval is obtained from the Conservation Commission and the Planning Board.

- g. Additional information: No information provided. The project will require a Chapter 91 license. The Applicant should provide a copy of the project license for the Planning Board's file.

MAI Response: Pending the issuance of an Order of Conditions for this project we plan to file for a new Chapter 91 License to allow for the proposed marina building and drop off zone.

Section XI.C.8 Development and Performance Standards:

- a. Access and traffic impacts: The Applicant should provide additional information on the project plans relative to existing and proposed access to serve the proposed building, such as easements and right of way. In addition, traffic generation information should be provided by the Applicant as needed by the Board for the Planning Board's file.

MAI Response: The draft easement plan for vehicular access into the site has been included. The easement plan for the marina utilities and pedestrian access through the condominium building will be prepared after approval is obtained from the Conservation Commission and the Planning Board. The marina has been operating for over 10 years in this location and the owner does not anticipate the proposed marina building will generate any more traffic.

- b. Parking: We recommend the Applicant clarify the following:
1. The submitted plans do not address or include the location of parking associated with the project. We note the plans do not include calculations or information to clarify parking is appropriate and adequate. It is our understanding the parking shown on the submitted plans is approved for the Hatter's Point Phase II development and not for the Marina. The Applicant should review the parking requirements of the Bylaws and provide additional information and appropriate notes on the plans relative to the existing and proposed use and the associated parking requirements on the site plan that demonstrate compliance with Sections VIII and XI.H.1.19 of the bylaws.

MAI Response: The parking area for the marina is located across Merrimac Street and was constructed over 10 years ago. The parking area was designed for 135



boat slips. Historically for the last five years the number of boats that have been moored at the marina have not surpassed 86 boats. A letter from the marina has been included.

2. The design indicates that a marina drop off zone is proposed and located within the 25 foot no disturb buffer that may not be allowed. If allowed, the area should be dimensioned and materials (pavement, curing and striping) noted for proper construction and the associated impacts to the Hatter's Point driveway such as curbing removal and sawcut lines should be indicated on the plans. The Applicant should revise the plans accordingly.

MAI Response: The marina drop off zone has been dimensioned and a note has been added regarding the removal of the existing sidewalk and curbing to be able to construct the marina drop off zone on the layout plan.

3. The Applicant should identify snow storage areas to clarify that the site has adequate snow storage and complies with Section VIII.G.14 of the bylaws.

MAI Response: Snow storage areas do not apply because the marina is only in operation from May to October.

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

1. The proposed building and site development (loading zone and walkways) are located in landscape areas of the recently signed plans for the Hatter's Point Phase II development. The submitted plans and information do not address the impacts of the proposed development to the open space of the approved Hatter's Point Phase II development. No information is provided relative to the impacted landscaping and changes to open space are provided under this project. The Applicant should provide additional information acceptable to the Planning Board.

MAI Response: The schedule of dimensional controls table has been added to the layout plan which includes information for the open space. There is a slight impact to the landscaping for Hatters Point Phase II which is also being mitigated by providing public access to Bailey's Pond.

2. The proposed building and site development (loading zone and walkways) are located in landscape area under the submitted Chapter 91 license information for the Hatter's Point Phase II development that was recently obtained. Condition 1 of the license notes any structural alteration or change in use or any other modification will require prior review. We note that standard condition number 3 on page 4 of 5 the license further states that unauthorized substantial changes will render the license void. The Applicant should provide additional information that the proposed landscaping



changes to the Hatter's Point Phase II development Chapter 91 license would be allowed and acceptable for the Planning Board file.

MAI Response: We verified with the MassDEP Waterways Regulation Program that the marina building would require a new Chapter 91 license and would not affect the existing Chapter 91 license for Hatters Point Phase II.

3. The proposed building is located adjacent to the City's public easement along the proposed Riverwalk. We note that a visual separation (landscaping) is not provided between the public way and the proposed building as implied in section XI.C.8.c.1 of the bylaws. The Applicant should update the design acceptable to the Board.

MAI Response: The public easement for the proposed river walk does not constitute that it is a front yard and therefore this section of the bylaws is not applicable. Also the marina building is too close to the proposed river walk to provide a visual separation, however, the majority of the building facing the river walk has railings which will protect it from pedestrians using the river walk.

4. The design includes a retaining wall along the northerly side of the handicap ramp and proposed building deck. The plan implies the wall is separate from the building wall, but the separately submitted plan for the building foundation indicates the wall is an extension of the building. The Applicant should clarify the wall design intent and provide additional notes and information as noted in section XI.C.8.c.3 of the bylaws as acceptable to the Planning Board.

MAI Response: The proposed wall along the northerly side of the handicap ramp is a retaining wall that is an extension of the foundation for the marina building. There is a short section of the retaining wall that is over six feet in height.

- d. Site Plan and Architectural Design: We recommend the Applicant address the following:
 1. The proposed building elevator and mechanical room foundation wall is located in the area previously designated a flood zone compensation on the Hatter's Point Phase II development plans recently signed by the Board. How is this change in the previously approved compensation addressed under this design? The Applicant should provide additional information indicating adequate and appropriate compensation is provided acceptable to the Planning Board.

MAI Response: Two separate tables have been added to the grading plan. The first table is the approved flood areas for Hatters Point Phase II and the second table is the proposed flood areas for both Hatters Point Phase II and the marina building taking into account that the elevator and mechanical room is located in the area previously designated for flood zone compensation for Hatters Point Phase II.



2. The proposed stairs and concrete walkway and a portion of the raised handicap ramp are indicated within the 100 year flood zone area, but the plans do not address/indicate the impacts (flood zone alteration) to the flood zone or how these impacts are compensated. The Applicant should provide additional information indicating adequate and appropriate compensation is provided acceptable to the Planning Board.

MAI Response: A portion of the proposed handicap ramp, the stairs for the deck and the stairs for the mechanical room have been accounted for in the second flood area table that has been added to the grading plan. The concrete walkway for the stairs will be constructed at existing grade as indicated by the spot grades and will not impact the flood zone.

3. The proposed building rendering indicates a door at the mechanical room, but a walkway is not indicated that would be located within the 100 year floodplain. What elevations changes are proposed in this area? The Applicant should provide additional information indicating adequate and appropriate compensation is provided acceptable to the Planning Board.

MAI Response: Proposed stairs have been added to access the mechanical room. Since the mechanical room will not contain any equipment and need regular access a walkway to the stairs is not needed and instead will be grass. Additional spot grades have been added around the marina building on the grading plan. The stairs for the mechanical room have been accounted for in the second flood area table that has been added to the grading plan.

4. The previously submitted elevations indicate the finish grade along the proposed building at the Riverwalk at elevation 12.0 but that most of the proposed building along the Riverwalk is within the 100-year flood zone. We note that only a portion of the walkway is indicated to be regraded to elevation 12.0 for flood zone compensation that was indicated on the Hatter's Point Phase II development plans recently signed by the Board. The building elevations imply that portions of the 100-year flood zone would be impacted by proposed development to achieve the indicated elevation of 12.0 along the building. However, this impact to the 100-year flood zone does not appear to be addressed. The Applicant should provide additional information indicating adequate and appropriate compensation is provided acceptable to the Planning Board.

MAI Response: Additional spot grades have been added around the marina building on the grading plan. The intent of the proposed grading is to match the existing grading along the proposed river walk and therefore there will not be any impacts to the flood zone. The building elevations are for a visual reference and do not reflect the exact grading as shown on the grading plan.



5. The grading plan indicates proposed flood zone alteration and compensation areas that appear to mimic the areas shown on the Hatter's Point Phase II development plans. The areas are grey scaled implying that they are related to the Phase II development. However, the areas listed on the submitted plan are less than the areas listed on the plans signed by the Board. The Applicant should provide additional information indicating adequate and appropriate compensation is provided relative the flood zone impacts acceptable to the Planning Board.

MAI Response: Two separate tables have been added to the grading plan. The first table is the approved flood areas for Hatters Point Phase II and the second table is the proposed flood areas for both Hatters Point Phase II and the marina building. The additional impacts to the flood zone are the proposed handicap ramp, the stairs to the deck and the stairs to the mechanical room. The flood zone compensation has been adjusted to take into account that the elevator and mechanical room is located in the area previously designated for flood zone compensation for Hatters Point Phase II.

- e. Stormwater runoff: A stormwater report was submitted with the application that includes a stormwater narrative, MassDEP checklist for stormwater report, Appendices for TSS removal calculations, stormceptor worksheet, construction pollution prevention plan, pre- and post-development calculations and operation and long term maintenance plan. The report indicates the marina building was part of the Hatter's Point Phase II development previously submitted. A review of the previous Phase II report was not conducted by Stantec. We note the following relative to the submitted stormwater report:

1. The report indicates that the entire proposed marina building would to drain to the Hatter's Point Phase II development by a roof drain connection to the Phase II drainage system upstream of the bypass manhole noted in the analysis, but it is unclear from the submitted information how the entire roof area can drain as implied. The Applicant should provide additional information relative to the proposed design.

MAI Response: The marina building roof area and deck will be collected with gutters and discharged to the storm drain system as shown on the plans.

2. The stormwater analysis, both pre and post development, only looks at the overall site and development of Hatter's Point Phase II and does not analyze the drainage system components. We note that the 25 year post development stormwater analysis at pond 2P- bypass manhole – indicates a peak elevation of 14.39 and thus would appear to surcharge above the rim noted at elevation 14.0. In addition, the 100-year storm analysis indicates the Pond 2P peak elevation of 15.47 (1.47 feet above the rim) at this location. The post development 25 year analysis provided implies that the Phase II storm water system is not adequately sized for the proposed additional marina site



drainage under this project. The Applicant should revise the design as necessary to properly and adequately address the required storm events in accordance with XI.C.8.p the Amesbury Zoning Bylaws and Section 7.10.A and B of the Amesbury Subdivision Rules and Regulations. The analysis should include pipe capacity analysis of each component.

MAI Response: The storm drain system has been analyzed using the Hydraflow Storm Sewer Extension for Civil 3D. The storm drain system was analyzed for the 100 year storm event and no surcharging occurred at any of the manholes or catch basins. The reason the bypass manhole was included in HydroCAD was to determine the elevation of the bypass storm drain line around the Stormceptor and not to analyze the pipe capacities. The storm drain system analysis has been included.

3. The post development drainage area plan for subcatchment SC1b does not appear to properly address the separate discharge locations for the proposed site development. We note that the proposed handicap ramp and westerly site grading would discharge directly to the river. We note that the proposed paved drop-off zone is graded to drain and bypass the Phase II drainage system and flow into the previously constructed Phase 1 drainage system of Hatter's Point. The submitted analysis and the post development plan does not appear to indicate or address the different proposed development impacts. The Applicant should revise the design as necessary to properly and adequately address the proposed development impacts. In addition, the Applicant should carefully review the existing conditions analysis and subcatchment delineation to confirm that the analysis sufficiently represents the existing conditions.

MAI Response: We agree the subcatchments for the HydroCAD model were simplified, however, it does not affect the model because HydroCAD was not used to analyze the pipe capacities. The individual catch basin drainage areas are shown on the Storm Drain Area Plan which was used to calculate the areas for analyzing the pipe capacities.

4. The post development calculations for subcatchment SC1b include a significant amount (50% of the subcatchment area) of Brush Good, but the grading plan indicates most of this subcatchment area would be impacted by the proposed development construction and regraded. The Applicant should carefully review the proposed conditions analysis and subcatchment delineation to confirm that the analysis sufficiently represents the proposed conditions and revise as necessary.

MAI Response: The brush in good condition represents the shrubs, ground cover and salt tolerant tall grasses that will be planted within the 100' buffer which will be a riparian area habitat for wildlife.



5. The Operation and Long Term Maintenance Plan (OLTMP) includes the subsurface infiltration facility that identifies that ponding may be a sign the system is clogged, but the plan does not provided any maintenance measure to correct the facility to restore infiltration as designed. The Applicant should update the plan accordingly.

MAI Response: As long as the deep sump catch basins and Stormceptor are properly maintained the subsurface infiltration facility should not clog, however, if the subsurface infiltration facility clogs then it would have to be removed and replaced. Additional language has been added to the plan.

6. The OLTMP does not clearly address solid waste storage. Will a dumpster or other means be utilized? The submitted development plans do not address this issue. The Applicant should update the OLTMP and development plans to address solid waste acceptable to the Board.

MAI Response: Two garbage cans have been added to the site plans, one for trash and the other for recycling. The trash will be emptied into a dumpster that will be located in the marina parking area across Merrimac Street.

7. Snow removal management is noted in the OLTMP, but the locations are not shown on the submitted development plans. The Applicant should indicate and label these locations on the development plans and include appropriate notes to address snow removal acceptable to the Board.

MAI Response: Snow removal does not apply because the marina is only in operation from May to October. The snow removal and road salt/sand storage sections have been revised as Not Applicable.

8. Under the OLTMP, the catch basin BMP notes cleaning of the sump, but does not address the inspection of the hood or outlet tee and repairs or replacement. The Applicant should update the development plans and OLTMP accordingly.

MAI Response: Additional language has been added to the plan to address the inspection of the oil-debris stop.

9. The grading plan provides only one spot elevation relative to the proposed grading intent of the building and improvements adjacent to the Riverwalk. The Applicant should provide additional spot elevations relative to the proposed design at the stair walkway, along the building and at the elevator room to clarify the proposed design intent and for proper construction. Separately, we note that the proposed elevations for the Riverwalk in this portion of the site are absent from the previously approved Hatter's Point Phase II development plans. We also note that the previously approved Hatter's Point Phase II development plans do not indicate that impacts to the 100 year



floodplain occur relative to the Riverwalk in this area, which is unclear. The Applicant should provide additional information relative to the proposed development and Riverwalk design intent and any impacts to the 100-year flood zone acceptable to the Board.

MAI Response: Additional spot grades have been added around the marina building on the grading plan. The intent of the proposed grading is to match the existing grading along the proposed river walk and therefore there will not be any impacts to the flood zone. The intent of the proposed river walk grading as approved in Hatters Point Phase II is to match the existing grading and therefore there will not be any impacts to the flood zone.

10. The grading plan does not indicate any proposed contours adjacent to the proposed handicap ramp retaining wall along the top of the wall and adjacent to the sidewalk for proper construction. The proposed top and toe of wall elevations should be provided to clarify the design intent. The Applicant should review and revise the grading plan accordingly.

MAI Response: Elevations for the top and bottom of the proposed retaining wall along the handicap ramp have been added to the grading plan. Additional spot grades along the top of the retaining wall have also been added to the grading plan.

- f. Erosion Control: We recommend the Applicant clarify the following:
 1. No erosion control measures are indicated on the project plans. The Applicant should indicate a label all proposed erosion control measures on the grading plan or provide a separate erosion control plan acceptable to the Planning Board.

MAI Response: Proposed filtermitt has been added to the grading plan adjacent to the marina building and drop off zone. A note regarding installing catch basin filters has also been added to the grading plan.

2. The grading plan notes stockpile areas, but the submitted plans do not address stockpile or staging areas for construction of this project. The Applicant should update the plans to identify the temporary storage and staging areas.

MAI Response: The note regarding stockpile areas is not applicable and has been removed and a note has been added stating that the marina parking area across Merrimac Street will be used for temporary storage and staging during construction.

3. The stormwater report submittal included a Construction Period Pollution Prevention Plan (CPPPP) for the site with the Applicant and owner noted. The project site, as highlighted on the plans, is less than one acre, but the construction of the marina may



occur concurrently with the Phase II construction. The Applicant should update the plan and development plans to include information relative to this issue.

MAI Response: Additional language has been added to the Construction Period Pollution Prevention Plan and the grading plan stating that if the marina building, drop off zone, utilities or other associated work is constructed at the same time as Hatters Point Phase II then the project shall be added to and follow the Stormwater Pollution Prevention Plan "SWPPP" for Hatters Point dated September 2015.

4. The CPPPP states in the surface stabilization notes that "no construction sediment shall be allowed to enter the rain garden", but the rain garden is not indicated on the submitted landscape plan. The Applicant should clarify this BMP measure on the plans for proper construction.

MAI Response: The language for the rain garden has been removed and replaced with subsurface infiltration facility.

5. The CPPPP does not address staging or storage of construction materials. The construction of the facility could occur after completion of the work for Phase II. Due to the proximity to the site to the Merrimack River, the Applicant should prepare additional construction sequencing information such as, construction area limits, driveway lane closure, construction personnel parking, construction access, concrete washout areas, toilets, etc. as may be needed for post Phase II construction.

MAI Response: A construction sequence has been added to the Construction Period Pollution Prevention Plan.

- g. Water Quality: The project design proposes to connect into the previously approved Hatter's Point Phase II development drainage system. This system does include an infiltration system and provides groundwater recharge consistent with the performance standards outlined in the bylaws.

MAI Response: No comment.

- h. Hazardous Materials and Explosive Materials: The submitted information does not include or address this performance standard and it is unknown if it is applicable. The Applicant should provide a note on the site plan or supporting documentation for the project file that demonstrates compliance of this standard acceptable to the Fire Department and Planning Board.

MAI Response: Hazardous or explosive materials will not be stored on the site and a note has been added to the layout plan.



- i. Lighting: The submitted development plans do not address lighting. The Applicant should revise the development plans to include and address lighting and provide supporting information as may be required to indicate conformance with the Bylaws is achieved.

MAI Response: Proposed lights on the marina building have been added to the site plans and the architectural plans. Specification sheets for the lights have been provided.

- j. Environmental Performance Standards: The application submittal did not include a general environmental impact report per Section XI.C.6.c of Bylaws or information relative to meeting the performance standard of Section XI.C.8.j. The Applicant should provide information to clarify how the project has met the development and performance standards of the Bylaws for review and consideration of the Planning Board and for the project file.

MAI Response: It is our professional opinion that the general environmental impact does not need to be completed because of the nature of the project. The marina has been operating for over 10 years in this location.

- k. Noise: The application submittal did not include information relative to noise per Section XI.C.8.k of the Bylaws. The Applicant should provide information that demonstrates how the project has met the development and performance standards for review and consideration of the Planning Board and for the project file.

MAI Response: The project will follow the noise performance standards in the zoning bylaw and a note has been added to the layout plan.

- l. Wetlands: The project site includes development within the 25 foot buffer and the 50 buffer of the Merrimack River. The project also appears to impact the 100-year flood zone. The proposed development areas require a special permit under Section XII of the bylaws. The Applicant has submitted an NOI to the Conservation Commission and DEP for the development impacts that are currently under review and consideration by the Commission. We recommend the project plans include the description of proposed measures consistent with the Conservation Commission recommendations for this project.

MAI Response: Note #2 under the general notes on the grading plan identifies the type of foundation design which was recommended by the Conservation Commission.

- m. Utilities: We recommend the Applicant clarify the following:
 1. The utility plan indicates proposed utilities (water, telephone and gas) to be constructed along the driveway of the previously approved Hatter's Point Phase II



development to Merrimac Street. In addition, the proposed sewer service and power supply to the building will be connected to an existing sewer manhole and existing transformer on the subject property. However, the plans do not include or indicate the pavement sawcuts associated with the utility construction. The Applicant should indicate the associated sawcut limits for proper construction.

MAI Response: The proposed sawcut limits for the utilities have been added to the utility plan.

2. The size and pipe type for the proposed water service is not indicated on the utility plan. In addition, the size and pipe type of the proposed gas service is not indicated. The Applicant should update the plans to describe the proposed utility pipe information to be provided for proper construction. In addition, the Applicant should include a typical gas trench, typical underground electric trench and typical telephone and cable service detail in the project plan set.

MAI Response: The proposed water service will be sized by the plumbing engineer for the construction plan set. The proposed gas service is designed and installed by the gas company and therefore specific details about the gas service are not shown on the site plans. The underground electric/telephone/fire alarm/cable services are designed by the respective utility companies and therefore specific details are not shown on the site plans. The typical gas trench and underground electric/telephone/fire alarm/cable trench details have been added to the detail sheet.

3. The Applicant should indicate the location of the shutoff valves for the water and gas services on the plan.

MAI Response: The shutoff valve for the water service has been added to the utility plan. The location for the shutoff valve for the gas service will be determined by the gas company.

4. The plans indicate underground gas and communication utility connections to serve the site will be from Merrimac Street. In addition, the plans indicate electric service will be provided from an onsite transformer. The Applicant should obtain and provide letters from each utility provided indicating the proposed service location is acceptable and service is available for the Planning Board's file.

MAI Response: Letters from the gas, electric and communication providers will be provided when the construction plans are completed. When designing the electric service for Hatters Point Phase II the electric usage for the marina was taken into account and therefore the transformer is adequately sized for the marina.



5. The Applicant should indicate and label the existing and any future refuse storage areas on the site plan in accordance with the bylaws.

MAI Response: Two garbage cans have been added to the site plans, one for trash and the other for recycling. The trash will be emptied into a dumpster that will be located in the marina parking area across Merrimac Street.

- n. Roadways and Sidewalks: The sidewalk detail and pavement detail provided complies with the Amesbury Subdivision Regulations. A detail of the proposed elevated accessible ramp was not provided. The Applicant should update the plan set accordingly.

MAI Response: Additional detail for the handicap ramp has been added to the architectural plans.

- o. Marina or Docking Facilities: We recommend the Applicant clarify the following:

1. The cover sheet indicates the location of the docks relative to the subject lot, but does not address the proximity of the docks to the entirety of the river and navigation channel. In addition, the location of boats is not indicated per Section XI.C.8.o.1 of the Bylaws. The Applicant should clarify and update the development plan set accordingly in accordance with the bylaws and acceptable to the Board.

MAI Response: The marina docks are existing and have been permitted. A Certificate of Completion under MassDEP #002-0704 was issued for the marina docks and the marina parking area on October 16, 2015 which has been included.

2. Off-street parking is not provided as noted above in Section XI.C.8.b of the Bylaws. The Applicant should clarify and update the development plan set in accordance with the bylaws and acceptable to the Board.

MAI Response: The existing marina parking area is located across Merrimac Street. A Certificate of Completion under MassDEP #002-0704 was issued for the marina docks and the marina parking area on October 16, 2015 which has been included.

3. The development plans do not include information relative to the shorefront to be used per Section XI.C.8.o.3 of the Bylaws. The Applicant should clarify and update the development plan set accordingly acceptable to the Board.

MAI Response: Besides access to the existing boat docks no shorefront will be used for the marina.



4. The development plans do not include information relative to other docking or mooring facilities per Section XI.C.8.o.4 of the Bylaws. The Applicant should clarify and update the development plan set accordingly acceptable to the Board.

MAI Response: There are no other existing or proposed docking or mooring facilities for the marina.

5. The development plans do not include information relative to any floats or associated equipment per Section XI.C.8.o.5 of the Bylaws. The Applicant should clarify and update the development plan set accordingly acceptable to the Board.

MAI Response: The marina docks are existing and have been permitted. A Certificate of Completion under MassDEP #002-0704 was issued for the marina docks and the marina parking area on October 16, 2015 which has been included.

- p. Specific Design and Construction Standards: The proposed drainage pipe is noted to be HDPE that does not comply with section 8.04.A.1 of the Subdivision Rules and Regulations requiring concrete pipe. The Applicant should revise the design as acceptable to the Department of Public Works.

MAI Response: The drainage pipe for Hatters Point Phase II was approved by the Planning Board and the Department of Public Works and has already been installed.

Other information for Planning Board Consideration:

A. Special Permit under Section XII.F of the Bylaws:

1. The proposed flood zone alteration and compensation noted on the submitted plans is based upon a square foot area. The submitted plans imply that this project application would have impacts to the flood areas, but these areas are not clearly indicated. The areas that are shown on the submitted plans are consistent with the same areas shown on the approved Hatter's Point Phase II development plans. It is unclear if these same areas are being counted under this application. We note that the areas for alteration and compensation are less than the areas shown on the approved Hatter's Point Phase II development plans as noted above. It is unclear that there the reduction in the flood areas, since it is not addressed in the submitted information. The Applicant should clarify the specific impacts associated with this application for the Marina and those that were associated with the approved Hatter's Point Phase II development.

MAI Response: Two separate tables have been added to the grading plan. The first table is the approved flood areas for Hatters Point Phase II and the second table is the proposed flood areas for both Hatters Point Phase II and the marina building. The additional impacts to the flood zone are the proposed handicap ramp, the stairs to the deck and the stairs to the mechanical room. The flood zone compensation has been



adjusted to take into account that the elevator and mechanical room is located in the area previously designated for flood zone compensation for Hatters Point Phase II.

2. The utility plan notes the sewer invert from the proposed building at the proposed foundation wall at elevation 12.0 which is the noted 100-year flood elevation. The foundation plan appears to imply that this location would be exposed under the building. The Applicant should provide additional information to clarify how the proposed sewer service design has addressed XII.F.2.c of the bylaws.

MAI Response: The sewer invert has been revised to elevation 12.2 on the utility plan so it is above the 100 year flood zone elevation.

3. The utility plan notes the water line would enter the proposed building at the proposed foundation wall. In addition, the power and telephone utility services are indicated to enter the building along this foundation wall. We note that the foundation plan appear to imply that this location along the foundation wall would be exposed. The Applicant should provide additional information to clarify how the proposed utility design has addressed XII.F.2.e of the bylaws.

MAI Response: The elevation of the proposed utility lines will be designed for the construction plan set.

4. The proposed flood zone alteration and compensation noted on the submitted plans does not appear to address the changes in floodplain storage volumes associated with the proposed impact and proposed compensation per addressed XII.F.2.g of the bylaws. We recommend the special permit information include floodplain storage volume impacts and the associated compensation as well as the proposed area changes as noted above. The Applicant should clarify the specific volume impacts associated with this application for the Marina and those that were associated with the approved Hatter's Point Phase II development.

MAI Response: Two separate tables have been added to the grading plan. The first table is the approved flood areas for Hatters Point Phase II and the second table is the proposed flood areas for both Hatters Point Phase II and the marina building. The additional impacts to the flood zone are the proposed handicap ramp, the stairs to the deck and the stairs to the mechanical room. The flood zone compensation has been adjusted to take into account that the elevator and mechanical room is located in the area previously designated for flood zone compensation for Hatters Point Phase II.

- B. The Applicant has submitted an NOI application to the Conservation Commission and DEP for this project that is currently under consideration by the Commission and DEP.



MAI Response: We reviewed the MassDEP website and it indicates that there will be no comments.

- C. The project proposes impacts at the proposed riparian landscape areas that were part of the Chapter 91 license recently obtained for the approved Hatter's Point Phase II development and as were shown on the plans approved by the Board. The submitted information does not address this issue or address if a separate Chapter 91 license or modification is to be obtained under this application. The Applicant should provide additional information and supporting documentation that demonstrates how the Chapter 91 license for this project application will be addressed and obtained that is acceptable to the Planning Board.

MAI Response: We verified with the MassDEP Waterways Regulation Program that the marina building would require a new Chapter 91 license and would not affect the existing Chapter 91 license for Hatters Point Phase II.

If you have any comments or questions please do not hesitate to call.

Sincerely,

MERIDIAN ASSOCIATES, INC.

Christopher J. Rokos, PE
Senior Project Engineer

P:\3066\WORD\LETTERS\Marina\Planning160302.doc

cc: Jay McPartland
Paul Gagliardi
Scott David
Michael Leach
Simon Hildt



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 8B – Certificate of Compliance
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:
002-0704
 Provided by DEP

A. Project Information

Important:
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. This Certificate of Compliance is issued to:

Hatter's Point Marina Parking, LLC
 Name

16 Evans Place
 Mailing Address

Amesbury
 City/Town

MA
 State

01913
 Zip Code

2. This Certificate of Compliance is issued for work regulated by a final Order of Conditions issued to:

Amesbury Hat Factory Co.
 Name

8.11.03
 Dated

002-0704
 DEP File Number

3. The project site is located at:

60; 75; and 77 Merrimac Street
 Street Address

99
 Assessors Map/Plat Number

Amesbury
 City/Town

3; 4; and 23
 Parcel/Lot Number

the final Order of Condition was recorded at the Registry of Deeds for:

Amesbury Hat Factory Co.
 Property Owner (if different)

Essex South
 County

21883
 Book

226
 Page

Certificate

4. A site inspection was made in the presence of the applicant, or the applicant's agent, on:

8.24.15
 Date

B. Certification

Check all that apply:

Complete Certification: It is hereby certified that the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

Partial Certification: It is hereby certified that only the following portions of work regulated by the above-referenced Order of Conditions have been satisfactorily completed. The project areas or work subject to this partial certification that have been completed and are released from this Order are:



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 8B – Certificate of Compliance
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

002-0704
Provided by DEP

B. Certification (cont.)

Invalid Order of Conditions: It is hereby certified that the work regulated by the above-referenced Order of Conditions never commenced. The Order of Conditions has lapsed and is therefore no longer valid. No future work subject to regulation under the Wetlands Protection Act may commence without filing a new Notice of Intent and receiving a new Order of Conditions.

Ongoing Conditions: The following conditions of the Order shall continue: (Include any conditions contained in the Final Order, such as maintenance or monitoring, that should continue for a longer period).

Condition Numbers:

43

C. Authorization

Issued by:

Amesbury
Conservation Commission

10.16.15
Date of Issuance

This Certificate must be signed by a majority of the Conservation Commission and a copy sent to the applicant and appropriate DEP Regional Office (See <http://www.mass.gov/dep/about/region/findyour.htm>).

Signatures:

Alan Cary
[Signature]
[Signature]
[Signature]



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 8B – Certificate of Compliance
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:
002-0704
 Provided by DEP

C. Authorization (cont.)

Notary Acknowledgement

Commonwealth of Massachusetts County of Essex

On this 16th Day Of October Month 2015 Year

before me, the undersigned Notary Public, personally appeared

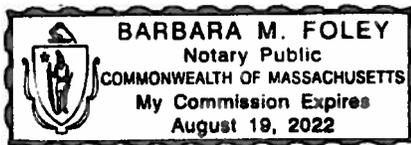
Steve Langlois,
 Name of Document Signer

proved to me through satisfactory evidence of identification, which was/were

Drivers License
 Description of evidence of identification

to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

As member of Amesbury City/Town Conservation Commission



Barbara M. Foley
 Signature of Notary Public
Barbara M. Foley
 Printed Name of Notary Public

8.19.22
 My Commission Expires (Date)

 Signature of Notary Public

Place notary seal and/or any stamp above



D. Recording Confirmation

The applicant is responsible for ensuring that this Certificate of Compliance is recorded in the Registry of Deeds or the Land Court for the district in which the land is located.

Detach on dotted line and submit to the Conservation Commission.

To:

Amesbury
 Conservation Commission

Please be advised that the Certificate of Compliance for the project at:

60; 75; and 77 Merrimac Street 002-0704
 Project Location DEP File Number

Has been recorded at the Registry of Deeds of:

Essex South
 County

for:

Haatter's Point Marina Parking, LLC
 Property Owner

and has been noted in the chain of title of the affected property on:

Date	Book	Page

If recorded land, the instrument number which identifies this transaction is:

If registered land, the document number which identifies this transaction is:

Signature of Applicant



Amesbury

Community & Economic Development
Amesbury Conservation Commission
Tel: (978) 388-8110
Fax: (978) 388-6727
conservation@amesburyma.gov

62 Friend Street
Second Floor
Amesbury, MA 01913

October 13, 2015

Jay McPartland
Hatter's Point Marina, LLC
15 Evans Place
Amesbury, MA 01913

RE: Enforcement Order – DEP 002-0704

Dear Mr. McPartland:

At the September 21, 2015 meeting, the Amesbury Conservation Commission acknowledged that all mandates as stipulated in the enforcement order issued to you as representative of Hatter's Point Marina Parking, LLC as easement holder and dated 7.20.15 have been met. Conservation commissioners unanimously voted to close-out the aforementioned enforcement order for the placement of a structure in a jurisdictional area pursuant to the Massachusetts Wetlands Protection Act (MGL ch. 131 §40) and the Amesbury Wetlands Ordinance without a valid Order of Conditions or a Negative Determination of Applicability. As required in the enforcement order, public hearings are underway following your filing of a Notice of Intent (DEP 002-1129) for a permanent replacement structure.

If you have any questions relative to this determination or continued compliance, please contact me.

Respectfully,

Steven Langlois, Chair
Amesbury Conservation Commission

CC: Gagliardi
MA DEP – NERO/Wetlands Division



March 15, 2016

Amesbury Planning Board

9 School Street

Amesbury, MA 01913

Re: Parking and slips

The marina parking lot is permitted for 135 boat slips. The following is a list of slips occupied for the past five years. No additional slips will be needed for the future. We feel that our new building will not generate any additional traffic.

2015	75
2014	80
2013	77
2012	80
2011	86

Sincerely,

Paula McPartland

Office Manager | paula@marinaathatterspoint.com



HI-LITE MFG. CO., INC

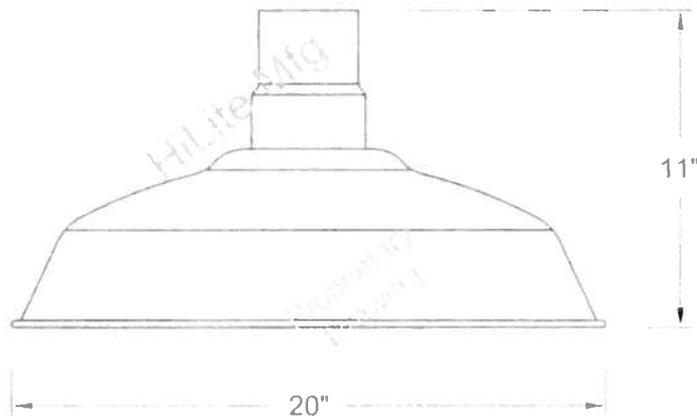
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
web: www.hilitemfg.com
e-mail: sales@hilitemfg.com

H-15120 Warehouse Shade Collection

Job Name:

Type:

Quantity:



FINISH -Multi-stage pretreatment procedure using materials of polyester/polished powder coat, baking enamel liquid, raw metals, and galvanized finishes.

Standard Finishes are: 91(Black), 93(White).

95(Dark Green), 96(Galvanized),

BR47(Powder Coat Rust), BK01(Black Texture),
GN20(Powder Coat Patina).

Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97,
99, 100, 103, 104, 105, 110, 112, 113, 114, 115,
117, 118, 119, 120, 127, 128, 129, 133, 134,
135, 136, 138, 139, 140, 11, 98, 101, 102, 137,
121, 122, 123, 124, 125, 126, 01, 22, 25, 33,
77, 89, 24, 44, 48, 49, 15, 16, 55.

(Custom finishes available).

For interior finish of fixture refer to color chart on pages 344-348.

MOUNTING - Cord, Stem, Arm, and Flush mounting available.

ACCESSORIES - CGU(Cast Guard and Glass), LCGU(Large Cast Guard and Glass), WGU(Wire Guard and Glass), LWGU(Large Wire Guard and Glass), ARN(Acorn Globe), LARN(Large Acorn Globe), WGR(Wire Guard), SK(Swivel Knuckle) and FX(Flexible tubing for cord mounted fixture only) available.

REFLECTOR - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.

SOCKETS/LAMPS - Available in:

Incandescent

- rated 200 watt max/120 volt, medium base.

Compact Fluorescent(CFL)

- rated 13/18/26/32/42/57 watt max/120/277 volt, GX24Q base.

Metal Halide(MH)

- rated 35/50/70/100/150/175 watt max/120/208/240/277 volt, medium base, 4KV socket.

High Pressure Sodium(HPS)

- rated 50/70/100/150 watt max/120/277 volt, medium base.

Light-Emitted Diode(LED)

- rated 20w12(20w-1250) lumens,
20w20(20w-2000) lumens.

MADE IN THE U.S.A.

Suitable for wet location.
(Except when cord mounted)



 **FREE** ESTIMATE (http://www.warehouse-

lighting.com/Hi-Lite-12-To-20-Warehouse-Shade (Galvanized Finish, shown w/goose neck and decorative wall mount cover) (https://www.youtube.com/user/jabraham1969)

Live Chat

© 2016 Waver



Hi-Lite 16" Warehouse Shade (Galvanized Finish, shown w/goose neck and decorative wall mount cover) ✓



