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June 17<sup>th</sup>, 2016

Town of Amesbury  
Planning Board  
c/o Community & Economic Development Department  
Attn: Mr. Nipun Jain, City Planner  
62 Friend Street  
Amesbury, MA 01913

Stantec Consulting Services, Inc.  
Mr. Michael Leach  
5 Dartmouth Drive, Suite 101  
Auburn, NH 03032

RE: BC Realty Trust, Applicant – Property: 47 ½ - 57 Kimball Road – Request for Waivers – Peer Review

Dear Mr. Jain and Mr. Leach:

Relative to the above-referenced, this letter is being provided to address the comments contained in the design review Memorandum provided by Stantec Consulting Services, Inc. dated September 23, 2015. Stantec's comments are recited, below, as the numbered comments, with the Applicant's responses following.

**General Comments:**

1. We understand that the project application information has been reviewed by the Board of Health, Conservation Commission, Fire Chief, Police Chief, and Department of Public Works in accordance with section 6.01.3 of the Subdivision Rules and Regulations. We recommend the Applicant update the project information and address the comments and concerns for each Department, as applicable.

The Applicant will supplement the comments and concerns provided by each Department, as applicable.

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2. The Applicant indicates seven (7) subdivision waivers on the plan title sheet. However, the Applicant has not provided a written waiver request to the Planning Board for the waivers noted on the plans or provided supporting information for each waiver request to the Amesbury Subdivision Rules and Regulations per Section 1.05 of the regulations. The following waivers are noted on the plan:
  - A. Section 6.02.12 relative to trees over 12". The Applicant has shown trees along the edge of Kimball Road only on the plans.
  - B. Section 7.09.G relative to roadway curbing. No curbing is provided with the design.
  - C. Section 7.09.H relative to sidewalks. No sidewalks are provided with the design.
  - D. Section 7.09.I relative to street tree spacing. Trees are shown along the common driveway only at an interval of 35 feet as noted by the Applicant.
  - E. Section 7.09.K.2 relative to size of the cul-de-sac size and vehicle access. The Applicant notes the design is capable of access with vehicles having a 30 ft. wheel base.
  - F. Section 7.13 relative to street lighting. The Applicant notes private yard lamps are proposed, but none are indicated on the plans.
  - G. Section 8.10 relative to water line size. The Applicant proposes a 6" water line that is less than the 8" minimum.

We recommend the Applicant provide a written request for each waiver with justification for consideration by the Board in accordance with the regulations.

The Planning Board may, in special and appropriate cases, waive strict compliance with such portions of its Rules and Regulations, as provided for in M.G.L. Chapter 41, Section 81-R, its Subdivision Regulations and Zoning ByLaw, where such action is in the public interest and not inconsistent with the purpose and intent of the Subdivision Control Law. Waivers may be granted for projects which provide, in the opinion of the Planning Board, clear and significant improvements to the quality of a project compared with a project which meets the minimum of the subdivision regulations. Please accept the following waiver requests and supporting information from the Subdivision Regulations and Zoning Bylaws.

**Subdivision Waivers requested:**

- A. Section 6.02.12 relative to trees over 12".
- B. Section 7.09.G (and 7.09K.8) relative to roadway curbing.
- C. Section 7.09.H relative to sidewalks.
- D. Section 7.09.I relative to street tree spacing.
- E. Section 7.09.K.2 relative to size of the cul-de-sac and vehicle access.
- F. Section 7.09 K.10 relative to Common Access Driveway paved width and surface.
- G. Section 7.13 relative to street lighting.
- H. Section 8.04 relative to the drainage requirements for catch basins and the traditional handling of stormwater in favor of the low impact design (LID) shown on the plans.
- I. Section 8.10 relative to water line size.

Per Section 1.05 of the Subdivision Regulations, the justification for each waiver is as follows.

- A. The Applicant requests that the Planning Board waive the requirement of Section 6.02.13 (inadvertently referenced in Stantec's letter as 6.02.12) relative to the depiction of trees of 12" diameter being shown on the plan. The reason for such waiver is that the site consists of a large existing tract of woodland, and the survey, location and depiction of

those trees on a plan would be unduly time-consuming, burdensome and costly. As a general statement, the older growth trees are located to the rear of the property in the area to be preserved as permanent open space, and the proposed development area contains less mature trees. Approximately one-third of the site will remain as protected open space. The plan does not show trees of a 12" diameter within the areas proposed for development, because the applicant proposes to landscape the individual lots and plant new trees in appropriate locations with respect to the proposed improvements.

- B. The Applicant requests that the Planning Board waive the requirement of Section 7.09.G (and 7.09K8) relative to roadway curbing, for the reason that the proposed common driveway shall be maintained as a private way by the individual lot owners, and the installation and maintenance of curbing would be cost prohibitive and impractical for a subdivision of this size. Curbing would detract from the intended rural setting of the common driveway, and affect the design of the drainage system affecting the lots. Given the size of the subdivision (five residential lots accessed by the common drive), the fact that a homeowner's association may be set up so that the owners of the lots will be responsible for the maintenance of the drainage improvements, and the common driveway will be constructed with an all-weather surface road base, this waiver serves the public interests.
- C. The Applicant requests that the Planning Board waive the requirement of Section 7.09.H relative to sidewalks, for the reason that the proposed common driveway is to be constructed to a relatively short length, serving only a small number of residences. There is no sidewalk existing on Kimball Road in this area. The foot traffic anticipated on the common access driveway would be minimal, and safe pedestrian access may be provided within the limits of the common driveway itself. Vehicles using the Common Access Driveway will be doing so at a reduced speed. The construction of a sidewalk would reduce open space and detract from the rural effect of the development. This waiver serves the public interests.
- D. The Applicant requests that the Planning Board waive the requirement of Section 7.09.I relative to the location of street tree spacing, for the reason that the required spacing of "approximately thirty foot (30') intervals" would interfere with the location of utility lines and proposed driveway openings. The Applicant intends to maintain existing trees to the extent possible within the development which are compatible with other features of the environment.
- E. The Applicant requests that the Planning Board waive the requirement of Section 7.09.K.2 relative to the cul-de-sac size and vehicle access. A design of a larger size would detract from the layout and scale of the subdivision. As designed, emergency vehicles may safely access and exit the site. A cul-de-sac is proposed in lieu of a "hammer head", "T" or "Y" configuration.
- F. The Applicant requests that the Planning Board waive the requirement of Section 7.09.K.10 relative to the paved width and surface of the common access driveway for the reason that ingress and egress to the lots may be maintained in a safe manner for the houses using the common access driveway. The driveway, as proposed, will maintain the rural setting of the private development in conjunction with the needs for public safety.
- G. The Applicant requests that the Planning Board waive the requirement of Section 7.13 relative to the location of street lighting. Private yard lamps will be selected and provided to ensure that the lack of street lighting will not present a significant safety

problem to the lot owners, will not infringe on the rights of adjacent property owners, and will be capable of being maintained at a reasonable cost to the lot owners who will ultimately be responsible for their maintenance and repair. It is anticipated that the yard lamps will be located on each lot within ten feet of the Common Access Driveway sidelines. Yard lamps have been added to Sheet 8 of the plans.

- H. The Applicant requests that the Planning Board waive the requirement of Section 8.04 relative to traditional methods of stormwater drainage in favor of low impact design (LID) shown on the plans. The plans, drainage calculations and stormwater management controls comply with the requirements of the overlay district, and are designed to maintain the rural aesthetics of the development.
  - I. The Applicant requests that the Planning Board waive the requirement of Section 8.10 relative to the proposed water line diameter. As designed, the minimum recommended fire flow shall be assured with a 6" water main, as will the minimum recommended residual pressure. A 6" water main will be sufficient to provide the maximum daily domestic demand for the residences. The water main will never be extended to abutting properties, nor will it serve additional residences beyond the number shown on the plan. The Department of Public Works was consulted and approved a 6" water main to service the site.
  - J. The Applicant requests that the Planning Board waive the requirement of Section 8.10 relative to water line size, which waiver is satisfactory to the Amesbury DPW. The water line as proposed will be sufficient to handle the water needs of the development.
3. The Applicant notes two waivers to the Zoning Bylaws on the plan title sheet. However, the Applicant has not provided a written waiver request to the Planning Board for the waivers noted on the plans or provided supporting information for each waiver request. The following waivers are noted on the plan:
- A. Section XI.D-3.b.b.8 relative providing building plans prepared by a registered architect.
  - B. Section XI.D-6b.9 relative to minimum yard requirements. Proposed lots 4 and 5 do not comply as proposed. In addition, the Applicant further notes variations to the frontage and width requirement in the Site Zoning Table on the cover sheet that are not specifically associated with a zoning section waiver. These variations should be defined and clarified relative to the Zoning Bylaws for consideration by the Board.

We recommend the Applicant provide a written request for each waiver with justification for consideration by the Board in accordance with the regulations.

**Zoning Waivers requested:**

- A. Section XI.D-3.b.b.8 relative to providing building plans prepared by a registered architect.
- B. Section XI.D-6b.9 relative to minimum yard requirements. Proposed lots 4 and 5 do not comply as proposed. In addition, the Applicant further notes variations to the frontage and width requirement in the Site Zoning Table on the cover sheet that are not specifically associated with a zoning section waiver. These variations should be defined and clarified relative to the Zoning Bylaws for consideration by the Board.
- C. Section XI.O.2.h relative to a storage shed for trash.

The justification for each waiver is as follows.

- A. The Applicant withdraws the request for waiver A, outlined above, and in lieu thereof, submits the attached proposed building plans showing the information required under the ByLaw. It should be noted that, during construction, the plans may be modified to accommodate availability of and variations in materials, unanticipated site conditions, and requests of an individual purchaser, but that the builder intends to construct the residences in accordance with the submitted plans.
  - B. The Applicant requests a waiver for front setbacks for Lots 4 and 5 on the plan, from the required 25 feet, to a requested 15 feet. Such a waiver, pursuant to Section XI.D-6b.9 of the Zoning Bylaw, may be made in the discretion of the Planning Board “to protect or enhance the primary and secondary resources as defined in 3.a.” The Applicant deliberately configured Lot 5 (which by implication affected Lot 4) to locate a residence and yard on each lot to protect wetlands resource areas on Lot 9. Specifically, the Lots, as designed with a 15 foot front setback, will eliminate the need to conduct any work within a wetlands buffer zone or resource area. Further, the front setback for each Lot is reduced to 15 feet by the depiction of Parcel Y, which if retained by the Applicant, would otherwise have allowed it to maintain a 25 foot front setback.
  - C. The Applicant requests a waiver from Section XI.O.2.h relative to a storage shed for trash. The Applicant disfavors the use of sheds as they require maintenance, and since they are prohibited from facing the public road upon which they are located, trash contractors with mechanical pickup devices attached to their vehicles cannot use them. As to those lots accessed via the CAD, the Applicant will be requiring individualized, private trash pickup.
4. We recommend the Applicant address/provide the following information relative to cluster residential plan requirements under section XI.D3.b of the Zoning Bylaws:
- A. Distances between buildings and lot lines as proposed(b.11);
  - B. Percent building coverage as proposed(b.12);
  - C. Average Height of each building as proposed(b.13);
  - D. Number of parking spaces as proposed(b.17);
  - E. Total square feet of all landscaped and recreational areas as proposed (b.19);
  - F. Projected traffic flow (b.21).

The review suggests that the following items are required under Section XI.D3.b of the Zoning Bylaws. It is our opinion that all of these items are only applicable to sites where there are multiple buildings on one lot and are not practically applied to single family house lots. Atlantic has addressed these items where appropriate.

Notwithstanding, the information requested in Stantec’s comment is noted on the plans, as revised. The plans show zoning setbacks on each lot.

- A. The plans, as submitted show the front, side and rear setback lines for each lot along with the proposed building locations. Each building complies with the required setbacks if the plan is approved as prepared. The distances between buildings is as follows:

Lot 1/Lot 2: 34 feet;  
 Lot 2/Lot 3: 78 feet;

Lot 2/Lot 6: 214 feet;  
Lot 3/Lot 6: 196 feet;  
Lot 3/Lot 4: 94 feet;  
Lot 4/Lot 5: 65 feet;  
Lot 4/Lot 8: 41 feet;  
Lot 8/Lot 5: 90 feet;  
Lot 8/Lot 7: 62 feet; and  
Lot 7/Lot 6: 71 feet.

There are no buildings proposed for Parcels X and Y and Lot 9.

- B. A table showing this information has been added to Sheet 1. The percent building coverage for each lot is as follows:

Lot 1: 13.3%  
Lot 2: 11.8%  
Lot 3: 13.3%  
Lot 4: 16.5%  
Lot 5: 9.0%  
Lot 6: 8.9%  
Lot 7: 8.4%  
Lot 8: 11.2%

- C. A building height note has been added to Sheet 1 of the plans. Each of the proposed buildings is a single-family residence and will comply with the zoning code. The average height for any building proposed as a Cape style building is 20-25 feet, and 25-30 feet for a Colonial style building.
- D. A parking note has been added to Sheet 1. In compliance with the zoning code, the number of parking spaces as proposed shall be in excess of 1.5 spaces for each of the Lots 1-8, inclusive, the minimum required for a single family residence..
- E. This item cannot be practically addressed. The Applicant believes that this information applies to common areas, not private yard areas on individual lots. Notwithstanding, the total square feet of all landscaped and recreational areas (excluding impervious areas) as proposed is approximately as follows:

Lot 1:  $\pm$  6,000 s.f.;  
Lot 2:  $\pm$  6,500 s.f.;  
Lot 3:  $\pm$  6,000 s.f.;  
Lot 4:  $\pm$  3,500 s.f.;  
Lot 5:  $\pm$  10,000 s.f.;  
Lot 6:  $\pm$  10,500 s.f.;  
Lot 7:  $\pm$  11,500 s.f.;  
Lot 8:  $\pm$  6,500 s.f.

These calculations will vary depending upon the extent of the yard areas requested by individual lot buyers.

- F. Current traffic flows will be minimally affected. The development will not generate 100 or more new inbound or outbound trips during peak travel hours. Anticipated projected traffic flows are well below the recommended minimum thresholds for the number of trips which would necessitate a traffic impact assessment.
5. The project design appears to imply that the lots 6, 7 and 8 have frontage on a public way and we note the common driveway right-of-way on sheets 6, 7 and 10 is labeled as "Proposed Road". However, the application information and note 17 on the cover sheet indicate the right-of-way is to be Common Access Drive (CAD), but frontage along the CAD cannot be used to satisfy Zoning requirements per Section XI.O.2.n.1 unless waived by the Board. Thus, we recommend the Applicant properly label the CAD on all plans and submit a written waiver request with justification for the Zoning Bylaws for consideration by the Board as required, if this is the design intent of the project. In addition, the notes on the cover sheet shall be updated to include the statement that "The Common Access Driveway (CAD) shall not become a public or private way maintained by the City" as stipulated in Section XI.O.2.f of the Zoning Bylaws.

Regarding comment 5, the Applicant hereby requests a waiver from Section XI.O.2.n.1 of the Zoning Bylaw, such that the Common Access Driveway ("CAD") may provide frontage for Lots 3, 6, 7 and 8 shown thereon. Lot 4 may also be accessed via the CAD, although its frontage is anticipated to be Kimball Road. The plans have been being revised to consistently and properly label the "Proposed Road" as a "Common Access Driveway" and also to comply with the mandate contained in Section XI.O.2.f of the Zoning Bylaw. The CAD shall remain a private way to be maintained by the individual lot owners. The CAD will provide safe and adequate access to all lots fronting thereon. The City of Amesbury shall have no responsibility to improve or maintain it. There shall be no further development of the site where it abuts Kimball Road. Kimball Road is a public road right-of-way which meets minimum right-of-way standards.

On the relevant plan sheets, the Common Access Driveway has been re-labelled to "Common Access Driveway". A note has been added to both Sheet 1 (note 22) and to Sheet 5 that "The Common Access Driveway (CAD) shall not become a public or private way maintained by the City".

6. The project proposes a Common Access Drive (CAD) design that will serve five lots and the Applicant is requesting a special permit under section XI.O of the Amesbury Zoning Bylaws. We note the proposed CAD is located along the inside portion of a curve along Kimball Road, and there is a concern that proper and safe sight distance may not be provided. We note that the project design information does not include a sight distance plan to clarify proper and safe sight distance is achieved per section 7.09.D.2 or the regulations. We recommend the Applicant provide an intersection sight distance plan with certification from a licensed professional engineer that proper and safe all season sight distance is achieved upon completion of the CAD and site improvements. The plans should specify all work needed to achieve the sight distance for proper construction.

As to comment 6, the Applicant shall provide Stantec with the requested plan and profile for Kimball Road showing the area of the proposed CAD. The Common Access Drive serves three lots. The additional two driveways are allowed as the lots have frontage on Kimball Road. The

driveways have been relocated in order to reduce the number of driveway entrances onto Kimball Road. Since the CAD is located along the inside portion of a curve, in order to increase sight distances and enhance safety, the Applicant also proposes conveying Parcel Y as shown on the plan for the purpose of expanding the Kimball Road layout and diminishing the severity of the existing turn, in which area the Applicant proposes to remove all of the trees. Parcel Y will be restricted by limiting the allowed planting heights within it. In order to minimize curb cuts on Kimball Road, the Applicant proposed that the access to five lots be located on the CAD.

A new Sheet 10 has been added to the plan set. This plan shows a plan view of the site distances and a profile of the right and left sight lines. The sight lines comply with the City regulations for safe sight distance with the removal of the specified trees. The tree removal and grading shown on the plans represent the work required to achieve the required site distances.

7. The proposed design indicates the project development will be outside the 100 foot wetlands buffer. We recommend the Applicant confirm the 100-foot buffer location with the Conservation Commission (6.02.13).

Relative to comment 7, the appropriate filings will be submitted to the Conservation Commission for Lots 5, 6 and 7, the only lots in which a portion of their areas is located within the 100' buffer zone of wetlands, if work is to be performed within the buffer zones. The Applicant at this time does not intend to conduct any site work within the buffer zone, but if it does, it would submit either Requests for Determinations of Applicability, or Notices of Resource Area Delineations upon which the Conservation Commission will rule. It is anticipated that the Conservation Commission has already or will communicate its findings to the Planning Board.

8. The project subdivision design includes "Parcel X", but the plan or the plan notes do not appear to explain the parcel intent or designate that the parcel is non-buildable as it appears. Please provide additional notes and information as to the intent of Parcel X. This should include the ownership and drainage system maintenance responsibilities acceptable to the Planning Board.

As to comment 8, the plan will be revised to designate that Parcel X is "Not a building lot." A runoff and drainage maintenance area is to be located on Parcel X. Parcel X will be owned and maintained by a Homeowner's Association. It will be burdened by a cross-easement with the Open Space parcel to ensure access to both parcels for future maintenance.

9. The project proposes development in the Water Resources Protection District under a special permit request noting that the development would render more than 15 percent of the lots impervious. We recommend the Applicant provide a summary table that clarifies the percent impervious area that is proposed for each lot for consideration by the Board under the special permit request.

Regarding comment 9, the Applicant contends that the intent of the provision pertaining to the impervious area refers to the area of the entire site, not to individual lots to be created by the subdivision of the site. The large area of the Open Space is provided for the purposes of maximizing the amount of areas which will remain impervious. As proposed, 30,679 square feet of area of the entire site of 842,105 square feet will be rendered impervious, or 3.6%. Notwithstanding, a table has been added to Sheet 1 showing the lot areas, building areas, impervious areas and percentages of building areas relative to each lot and impervious areas for lots 1 through 8. It also shows the same information for the open space lot (Lot 9) and for the site

in total. Section IV Section I.B.7 of the Zoning Bylaws apparently applies to this site as it is located in Zone C of the Water Resource District. Considered separately, individual lots exceed 15% or 2500 square feet, whichever is greater, of impervious areas. Impervious areas are exceeded only because the lots being created are being done so pursuant to cluster zoning allowances. When the overall site area is considered in conjunction with the open space area, a maximum of 3.6% of the site will be rendered impervious, which is well under the 15 percent threshold.

10. We recommend the Applicant update the project plans to address the following items of the Subdivision Rules and Regulations:
  - A. Revise the locus map on the cover sheet to indicate the proposed driveway and the location of the Zoning Districts applicable to the site (6.01.b). In addition, please update the project plans as applicable to indicate the Water Protection Overlay District (6.02.4).
  - B. Revise the title blocks of the plans to include the Owner's name and address (6.02.1)
  - C. The proposed grading/topography associated with proposed lots 1 and 2 is incomplete on sheet 6. Please revise to provide proposed grading for the entire site development area per section 6.02.16 of the regulations.
  - D. Revise the utility plan to label the type of existing sewer pipes, existing water pipes and gas pipes and material, pipe material/type of the proposed sewer service, the size, material and type of water services per 6.02.17 of the regulations. We note the location of the water services for lots 1 and 5 appears incomplete. In addition, the underground utilities (electric telephone, CATV, gas) to the dwellings are missing from the utility plan (6.02.17). Please update the plans to include the pertinent information accordingly. In addition, please provide utility provider letters indicating that the proposed utility service is available to the serve the project for the Planning Board's file.
  - E. The need to extend the municipal sewer along Kimball Road to serve lot 3 is unclear since the dwelling can be serviced from the CAD at SMH#1 with less sewer pipe and less impact to Kimball Road. We recommend the sewer utility design be revised accordingly.

As to comment 10.A, the locus map has been revised to show the Common Access Drive and to indicate the applicable zoning districts. The entire locus is in the R40 zone and Zone "C" of the Watershed Protection District.

Regarding comment 10.B, the Owner's name and address has been added to the Title Block.

Stantec's comment 10.C has been addressed by revising Sheet 6 of the plan to show the entire area of site grading.

Regarding comments 10.D and 10.E, the Utility Plan, Sheet 8, has been revised to show the existing sewer pipe size and type and the existing water pipe size and type. The Amesbury Department of Public Works is satisfied that the proposed sewer location for Lot 3 is acceptable. The Applicant proposed the sewer line for Lot 3 extending from Kimball Road to avoid locating a service location twelve feet below the proposed foundation, which would be necessitated if SMH # 1 in the CAD is to be accessed. The area of Kimball Road adjacent to Lot 3 will be disturbed by the CAD construction in any event, so there is no additional detriment should the sewer line be located as proposed. The gas main size has not been provided to us. The various

utility providers will determine the final specifications and materials for the proposed new utilities noted in comment 10.D. The water service location for Lot 1 is now shown on Sheet 8. The water service location for Lot 5 is shown by note on Sheet 8 and is shown in the plan view on sheet 9. Underground utility service drops for electric, gas, telephone and CATV are under the control of the individual providers and the locations of them are determined after approval of the plans and verified at the time of construction. All specifications and locations of utilities will comply with the City's regulations. It is anticipated that the premises will in fact be serviced by municipal water and sewer, and electricity and natural gas by National Grid. The City regulations do not require service provider letters.

11. We recommend the Applicant address the following relative to the CAD:
  - A. The profile design indicates grades in excess of 4% within 25 feet of the Kimball Road right of way and does not comply with section 7.09.K.7 of regulations. Please revise the design in compliance with the regulations.
  - B. The profile on sheet 9 does not provide the centerline profile along the driveway center of pavement in the cul-de-sac as anticipated and necessary to clarify the minimum 1% slope is provided section 7.09.K.5 of regulations. We note the grading within the cul-de-sac, especially along the edges shown on sheet 6 does not appear to provide the minimum slope of 1% per section 7.09.K.5 of regulations. Please revise the profile alignment to be along the centerline of the entirety of the driveway to clarify the design is in compliance with the regulations.
  - C. We note the Applicant is requesting a waiver for curbing under 7.09.G for roadways but section 7.09.K of the regulations applies to the CAD. Section 7.09.K.6 requires slope granite curb at the roundings with Kimball Road and section 7.09.K.8 notes different curbing is required based upon the slope of the CAD. Please revise the design accordingly or revised the waiver request to address curbing as related to the CAD for this project. If the Board decides to grant the requested waiver, we recommend a two (2) foot gravel shoulder be provided to support the edge of pavement without curbing.
  - D. The requirements for catch basins and methods of handling stormwater as noted in section 7.09.K.10 and in section 8.04 are not provided. We note the submitted information indicates a Low Impact Design (LID) method is proposed, but a waiver to the above drainage requirements was not provided. The Applicant should review and revise the design to include the required storm drainage structures of the regulations or submit a waiver request for Planning Board consideration.
  - E. We recommend a paved waterway/swale be provided from the cul-de-sac pavement edge to the riprap apron to prevent erosion of the pavement edge.

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- F. The grading design of the CAD on sheet 6 appears to direct all the stormwater runoff to lot X, but it is unclear how the runoff would be maintained across the unpaved center portion. Please provide sufficient spot elevations for clarity and proper construction. In addition, please clarify how runoff would flow if snow is stored in the center of the cul-de-sac.
- G. The CAD cross slope design indicates all runoff would be directed toward the swale located along the northerly side of the roadway. We are concerned that driveway icing may occur if snow is stored along the southerly roadway shoulder. We recommend that the Applicant provide additional information on the proposed snow storage method to be utilized for this CAD design.
- H. We recommend a 20 foot wide easement for suitable access to the open space be provided from the cul-de-sac per section XI.D.8.e of the Zoning Bylaws. In addition please provide appropriate legal documents for the proposed open space area per section X.I.D.9 of the Bylaws acceptable to the Board.
- I. We recommend that the proposed driveways have pavement roundings of a minimum three feet or as acceptable to the DPW.
- J. We recommend that the proposed location of the mailboxes per section XI.O.2.g of the Zoning Bylaws be shown on the plans.
- K. We recommend that the Applicant clarify the intent of the trash and recycling storage and if a shed would be utilized per section XI.O.2.h of the Zoning Bylaws.

Regarding comment 11.A, the profile on Sheet 9 has been revised. The proposed elevation at the beginning of the vertical curve = 136.5 feet and at the mid-point of the vertical curve = 136.302 feet, which yields a road grade of 1.3%. The elevation at the existing vertical curve = 135.708 feet, which yields a road grade of 3.96%, for a total vertical curve of 30 feet in length thereby satisfying Section 7.09.K.7 of the Planning Board Rules and Regulations.

A new cul-de-sac detail has been added on Sheet 10 indicating spot elevations and a centerline profile has been incorporated into the drawing insuring a minimum grade of 1% is maintained. The gutter grades of the cul-de-sac are indicated on sheet 6 of the plans, which provide grades of 1% and 1.9%.

Concerning comment 11.C, the Applicant believes that a waiver from the provisions of section 7.09.G requesting that no curbing be required would by implication serve as a request for a waiver from section 7.09.K. Regarding the suggestion for a two (2) foot gravel shoulder, the Applicant requests that in lieu thereof, it be allowed to plant grass to the edge of the CAD, which would result in a lesser maintenance cost to the homeowners and be more aesthetically pleasing in the context of the development.

As to Comment 11.D, the Applicant notes that sections 7.09.K.10 and 8.04 relate to methods of handling stormwater and the structures used in connection therewith. The Applicant requests a waiver of these sections of the ByLaw, and submits that the Low Impact Design (LID) method as proposed and shown on the Plans is adequate to address all stormwater matters. Since a manhole and catch basin system was not designed or proposed, the Applicant desires to clarify that a waiver is being sought.

Regarding comment 11.E, the plan is revised to address this comment. The paved waterway has been added and shows on several of the plan sheets.

Pertaining to comment 11.F, the cul-de-sac is sloped so that runoff is directed to Parcel X. The plan has been revised to show spot elevations on Sheet 10. In conjunction with the profile plan, Sheet 9, runoff may be verified to flow towards Parcel X. The unpaved portion of the turnaround is an unpaved landscaped island, and will not be used for snow storage.

Addressing the comments contained in Comment 11.G, the Applicant notes that the roadway will be paved to a twenty (20) foot width. The design is appropriate to the project. The Applicant does not intend to store snow on the southerly roadway shoulder. The homeowner's association will direct that proper snow removal activities will be undertaken. It is a private area and will be the responsibility of the owners to care for the roadway. Icing should not occur any more than it will on any other roadway surface. The main portion of the road has a grade in excess of 4% which allows water to flow freely without icing.

Concerning comment 11.H, it should be noted that, if the City accepts title to the Open Space, all lots will have public rights of access to it. The site already has three access points available to the public if the City takes ownership of the Open Space lot. Two access points are from Kimball Road and the third is from the right of way off of Lake Attitash Road. An additional access point from a PRIVATE common access driveway is not warranted or necessary. If the City declines to accept title to the Open Space, all lots will either have direct, immediate access to the proposed Open Space, or will be provided such access via indefeasible easement over abutting lots in the subdivision or over Parcel X. The Applicant therefore declines to provide a 20 foot wide easement under Section XI.D.8.e of the Zoning Bylaw. Draft legal documents for the Open Space are attached.

As regards comment 11.I, driveway roundings of a 3 foot radius have been added and the plan is revised to address this comment. They are not shown in a specific plan view; however, a note has been inserted to that effect on Sheet 6 stating the requirement and a detail has been added on Sheet 13.

As to comment 11.J, the Applicant will be proposing one mailbox to service all of the homes in the subdivision, in a location to be approved by the Amesbury Postmaster. The plan will be revised to show the location. The mailbox location has been added and shows on Sheet 6 and Sheet 8. No detail is provided as the construction requirements are defined by the postal service.

Relative to comment 11.K, the Applicant requests a waiver for a shed pursuant to Section XI.O.2.h of the Zoning Bylaw. A waiver request has been added to Sheet 1. The Applicant disfavors the use of sheds as they require maintenance, and since they are prohibited from facing the public road upon which they are located, trash contractors with mechanical pickup devices attached to their vehicles cannot use them. As to those lots accessed via the CAD, the Applicant will be requiring individualized, private trash pickup.

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12. We recommend the Applicant address the following relative to the grading design shown on sheet 6:
- A. Please provide additional spot elevations for the driveway serving lot 4 to clarify the intended drainage design and for proper construction.
  - B. Please provide additional existing contours and proposed spot elevations for the driveways serving lots 1, 2 and 5 to clarify the intended drainage design and for proper construction. Will the driveways drain into Kimball Road?
  - C. Please label the height and type of wall that is proposed at lot 5 and include a detail for proper construction. We recommend the Applicant provide a proper wall design acceptable to the Building Department prior to construction.
  - D. The proposed grading for the drainage swale extends beyond the property line of Parcel X to the northwest onto the open space lot – lot 9. In addition, a riprap weir is shown upon lot 9, but these improvements do not appear to be encumbered within a drainage easement for future maintenance for the benefit of the subdivision on sheet 7. Please review and clarify if an easement is needed as related to parcel X and as acceptable to the Planning Board.
  - E. The grading shown between lots 4 and 5 adjacent to Kimball Road indicate filling, but it is unclear if the proposed runoff is directed toward Kimball Road. Please provide additional spot elevation to clarify the proposed grading intent.
  - F. The grading design implies nearly all of the proposed lot areas outside the 100 foot buffer would be disturbed. Please clarify how the proposed subdivision design has complied with section 7.05 (Protection of Natural Features) of the regulations and is acceptable to the Planning Board.

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- G. The proposed chambered infiltration system located on Parcel X has a bottom of chamber elevation of 120.97, as noted in the detail on sheet 11. This implies that the bottom would be located approximately 10-13 feet below the existing ground elevations along the easterly portion of the system. However, test pit #2 at elevation 131.4 was only excavated to a depth of 7 feet. In addition, the westerly portion of the proposed chamber system is indicated to be approximately 6-7 feet below the existing ground, but test pit #3 at elevation 127.2 is only excavated to 6 ½ feet below the existing ground. Based upon the information provided, it is unknown if the proposed chamber system could be installed without encountering ledge or the water table and be installed to provide a minimum two foot separation to the water table as required. In addition, it is unknown if the soils at or below the proposed chamber bottom area would be suitable for infiltration. The Applicant shall obtain and provide additional information to clarify and support the proposed chambered infiltration design can be properly installed acceptable to the Planning Board.
- H. The design grading at lots 6 and 7 for the proposed infiltration trenches along the driveways indicates the trenches are placed in fill and not placed in natural soil consistent with the DEP design intent. We note that the plan states perforated pipes are to be placed in the trenches, but it is unclear as to the need for the pipes and how the pipes will be installed since they are not connected to a drainage system. Will they have a clean out? Please review, revise and provide additional information for the proposed infiltration trench design to clarify consistency with DEP practices. In addition, please review and revise the design of the infiltration trench for lot 5 accordingly. We recommend a detail be provided in the plan set for proper construction of the infiltration trenches. In addition, please provide proposed elevations for the trench bottom and pipes for each lot for proper construction.
- I. Driveway drainage trenches are provided for several lots that are associated with the drainage analysis and mitigation for the project development impacts. We note that the trench on lot 8 is adjacent to the lot line and portions of the trenches on lots 6 and 7 are in close proximity to the lot line. However, the plans or supporting project information does not appear to include any mechanism that requires the lot owner to retain and maintain these drainage features. The proposed rain gardens shown on lots 4 and 6 would also fall under this concern. Also, each lot contains two separate infiltration areas for the roof runoff that require maintenance and remain operational. We would anticipate the project legal documents would include these provisions, but the submission did not include information relative to operation and maintenance of the drainage facilities proposed. Please provide additional information that clarifies how these proposed infiltration features will be maintained and retained by the lot owners in the future acceptable to the Planning Board. In addition, we note that the location of the roof infiltration systems may limit future site improvements to the lots by the owners and recommend that the Applicant review and consider their placement prior to final approval of the project by the Board.
- J. The project design indicates grading will occur to the limits of the property and in the open space adjacent to lot 1. Please clarify how this proposed design complies with the 50 foot limit of work to the property line per section XI.D6.b.8 of the Zoning bylaws. Please revise as necessary acceptable to the Board.
- K. The drainage design indicates the 6" stone weir and a portion of the 5.5 foot grass treatment swale embankment are located outside the limits of lot X and within the open space area, but an easement does not appear to be provided. Please update the design to provide provisions for future maintenance of these site facilities acceptable to the Board.

Regarding comment 12.A, the driveway of Lot 4 is now shown sloping 2%+/- towards the CAD. While some of the driveway may slope onto the grass, the grading ensures that drainage will also reach the CAD.

Regarding comment B, Lots 1 and 2 are now shown on Sheet 6 and drainage is clearly indicated as flowing away from Kimball Road and towards the rear of the lots.

Lot 5 mostly drains onto the lot. A spot elevation at 131.0 has been added to help clarify the flow of the drainage. A small portion may flow towards Kimball Road but will not increase or exacerbate the flow over the small portion of the lot which slopes in that direction currently. The small amount that drains onto Kimball Road will drain back onto the site at Lot 9 as it does presently.

Relative to comment 12.C, the Applicant will construct a wall that is aesthetically pleasing and will conform with similarly-situated styles and designs in the area. The wall for Lot 5 has been defined by note on Sheet 6. The wall is a maximum 3.8 feet high and is therefore not structural. It does not require review or approval by the Building Department. The construction materials for the wall will be determined at the contractor's discretion. It is deliberately not specified in the plans.

To address comment 12.D, if both Parcel X and Lot 9 are owned by the City, then an easement will be granted so that the homeowners can maintain the drainage. If both Parcel X and Lot 9 are owned by the property owners or a homeowners' association, then no easements are needed. If Lot 9 is conveyed to the City, and Parcel X is retained by the homeowners (which the Applicant proposes), the easement will be created to maintain the area of drainage on Lot 9 Open Space, a draft of which is attached. Either way, a Drainage Easement has been added to Sheet 7 to address this comment.

Regarding comment 12.E, spot elevations have been added to Sheet 6 of the plan to address this comment, which is further clarified in the response to 12.B, above.

As to comment 12.F, by definition, a Cluster Residential development is encouraged to “...*a. To promote the more efficient use of land in harmony with its natural features. b. To encourage the preservation of valuable open space and maintain the City’s traditional character and land use pattern in which small villages contrast with open land. c. To protect water bodies and supplies, wetlands, flood plains, agricultural or forestry lands, wildlife, and other natural, cultural or historic resources. d. To minimize the total amount of disturbance on the site and preserve open space areas for active and passive recreational use, including the provision of neighborhood parks and trails. e. To permit greater flexibility and more attractive, efficient, economical design of residential subdivisions...*”

The proposed development complies with all of these stated purposes. The subdivision design complies with Section 7.05 in the following additional ways.

The proposed development protects the area’s environmental features and preserves the rural character of this section of Amesbury. The total number of homes on the site does not increase over that allowed in the traditional subdivision design. The same number of homes is clustered on a smaller portion of the total available land. The remaining land, which would have been

allocated to individual home sites, is now converted into protected open space and shared by the residents of the entire community.

The development provides a viable storm water management plan by maintaining impervious surface cover and more open space for water infiltration. Storm water runoff from the site is reduced, decreasing the chance that the new development will cause flooding problems. Natural areas, including wetlands and native plantings that are a part of the Open Space can help manage storm water by reducing the volume of runoff while cleaning the storm water during the infiltration process.

The proposed development will use less mass grading of the parcel's soil surface. Such grading would otherwise compact the soil and increase runoff even in areas where there is no construction. Road ditches in the proposed design uses swales instead of curb and gutter. These swale areas allow for more water infiltration and are less costly for developer and requires less maintenance from the homeowners' association and owners.

The design standards of the development address the goals of conservation such as open space preservation.

The open space is designed to protect natural areas. Environmentally sensitive areas have been identified and designated as Open Space.

The protection of natural features includes the uses that the Open Space generates for Amesbury, including:

- Open space provides a larger recreation area and creates a sense of openness;
- Open space benefits the environment by providing habitat for wildlife, naturally filtering storm water, reducing storm water runoff from impervious surfaces, and protecting the natural features of the site;
- Provides a link to the City Forest open space and Lake Attitash as an "environmental corridor;" and
- Benefits a rural area of Amesbury by reinforcing the policy of maintaining the local rural character.

In summary, one needs to look at the entire site in context when addressing this item. This site is 19.33 acres in size. While it is true that much of the area within the limits of work will be disturbed, it amounts to only 2.9 acres in total of the entire area of the site. This means that approximately 85% of the total site will be maintained in a natural condition. This clearly complies with the intent of Section 7.05 (Protection of Natural Features).

Comment 12.G is addressed as follows. Additional soil testing was conducted in October, 2015. Test pits 6 and 7 were dug in the area of the proposed main infiltration chambers at depths of 12 – 14 feet. The information has been provided to Stantec and is added to the plans on Sheet 2. They are also shown on Sheet 8. The excavated materials were all observed to be Class A soils with a bottom elevation at 114.8 feet. Neither water nor mottling was observed in either test pit. The results of the tests shows that the bottom of the infiltration system is 5.67 feet above the bottom of the test pits. This information confirms that the drainage system has been designed and will function according to all necessary requirements, and that it will meet the necessary requirements and regulations.

Regarding comment 12.H, the infiltration trenches along the driveways of lots 6 and 7 are being built in fill. This construction is in harmony with DEP design intent provided the trenches and

receiving soils are suitable. In this situation all of the top and subsoil below the trenches will be removed as part of the normal construction of sites designed using fill. The receiving parent material under the trenches is Class A soil. The Class A material from the site will be used as fill material in the area of these trenches. The design is a simple stone trench with a pipe in it. This construction design is consistent with the Stormwater Management Handbook, Volume 3, Chapter 1 on page 12.

The horizontal pipes in the trench design are simply to provide additional void space allowing the trench length to be lessened in areas with area limitations. There is no need for cleanouts for these pipes.

The infiltration trench on Lot 5 has been checked and appropriate as currently shown on the plans. A detail depicting a typical cross section of an infiltration trench has been provided on Sheet 13. Lengths, widths and depths of the infiltration trenches are shown on the plans instead of elevations. Elevations may vary if the site is constructed slightly differently than shown on the plans. By using depths there can be no confusion as to intent.

Comment 12.I is addressed as follows. It is the intent of the design that drainage/infiltration features in individual lots will be the responsibility of the individual lot owners. This includes roof infiltration, trenches along driveways and rain gardens. Draft easements attached hereto will be imposed on lot owners. The drainage features which are part of the primary drainage system on and adjacent to Parcel X will be maintained by the home owners. It is anticipated that a detailed Homeowners Association document which includes an Operation and Maintenance Plan for all the site drainage will be created. To the extent that lot owners fail to maintain any on-site drainage appurtenances, the homeowner's association will have the ability to enforce easement obligations. The appropriate plan information will be provided to the City. A basic O&M plan is included on Sheet 15.

There is no mandate by this design that the roof infiltration units on the individual lots have to be placed in the exact locations shown on the plans. There are not water table issues relative to their location so the locations can be altered if it is prudent to do so. As far as limitation concerns for future improvements by future owners this could be true no matter where the infiltration units are placed. We are not altering the locations at this time.

As to comment 12.J, section XI.D6.b.8 of the zoning bylaw states that "*Wherever feasible, (emphasis supplied) the minimum width of open land between the limit of work of the cluster development and adjacent property shall be 50 feet except for access to the development.*" On the subject site, it is not feasible to maintain the setback without losing a lot, working closer to the wetlands, or extending further into the site which would reduce the available amount of open space. The benefit in the plan, as designed, is that 33% more open space than required by the regulations may be preserved and maintained. It is not inconsistent with the neighborhood as the adjacent site is a condominium development with an access driveway located approximately 10 feet from the property line in question.

Relative to comment 12.K, please refer to comment 12D. The 5.5 foot grass swale is located within the limits of Parcel X.

13. We recommend the Applicant address the following relative to the landscaping and erosion control plan:
- A. We recommend check dams be provide in the roadway swale as an erosion control measure until vegetation is successfully established.
  - B. The plan indicates trees along Kimball Road, but it is unclear how many will remain after the project is constructed. We recommend the plan clearly identify all the trees to be removed by the Applicant as needed to provide safe sight distance for the CAD.
  - C. Please indicate the stone construction entrance on the plan.
  - D. The design indicates plantings will be placed along the proposed CAD swale adjacent to lot 3 and within lot X. In addition, landscaping is indicated within the cul-de-sac center area. Please address how the landscaping will be retained and maintained in these locations acceptable to the Board.
  - E. The plan does not show the proposed retaining wall indicated at lot 5 on sheet 6. Please update the plan to include the proposed wall.

Regarding comment 13.A, Temporary check dams have been added to Sheet 11. These are provided in deference to temporary Best Management Practices.

As to comment 13.B, the proposed limits of tree removal along Kimball Road are shown on sheets 6 and 8 of the plans, along with a note regarding maximum planting heights. Both sheets also have a note regarding tree removal. Only trees 12 inches and over are shown but all of the trees in this area will be cut and removed. These trees are to be removed to facilitate improved sight lines along this section of Kimball Road. Once cut and Parcel Y is deeded to the City it will be the responsibility of the City to maintain the area as it will become part of Kimball Road. The notes on sheets 6 and 8 have been revised to apply to Parcel Y, also.

Comment 13.C is addressed as follows. The stone construction entrance has been added to the plan on Sheet 11.

Comment 13.D is addressed as follows. The matters noted in this comment are addressed in the attached Homeowners Association documents and deed language. The care and maintenance of all plantings and landscaping will be the responsibility of the homeowners and will be detailed in the document mentioned in Item 12.I.

As regards comment 13. E, the plan Sheet 6 is revised to show the proposed retaining wall.

14. We note the project includes easements that are indicated on sheet 7. We recommend the Applicant update this plan sheet as necessary to address the comments within and provide appropriate draft documents of all easements for review by the Board.

The easement plan on Sheet 7 has been updated. It now includes a Drainage Easement adjacent to Parcel X.

15. We recommend the Applicant indicate the water service curb box on the utility plan for each lot and indicate the curb box to be placed at the right of way line for proper construction. Please update the details in the plan set to include a water service detail for proper construction.

Comment 15 is addressed as follows. The plans are revised to show water service curb boxes for each lot at the right of way line. Please see sheet 8. There is also an existing detail on Sheet 13 for this item. The plans are revised to provide water service details. It should be noted that all lots are required to have individual shutoffs in locations specified by the water Department. Actual locations may vary.

16. This project details include a catch basin detail on sheet 12, but the proposed project drainage design does not include any catch basins. Please remove the detail since it is not part of the current design.

Regarding comment 16, Stantec's comment is noted and the catch basin detail has been eliminated.

17. Please update the hydrant detail to indicate the hydrant is a minimum of three (3) feet from the pavement as typically requested by the Department of Public Works.

Regarding comment 17, Stantec's comment is noted and the hydrant detail on Sheet 13 has been updated to indicate the minimum 3 foot distance from the pavement.

18. Please label the material and specification for the pipe bedding in all utility details for proper construction and as acceptable to Department of Public Works.

Regarding comment 18, the Applicant believes all of this information is contained in the plan. To the extent that it is not, the plan has been revised to include same on the plan.

19. Please revise the site management notes to eliminate all the references to catch basins and drain manholes, since the proposed project design does not include these features. In addition, please carefully review the notes for consistency with the proposed design as presented. Also, please review the cover sheet notes for errors and update as necessary.

As to comment 19, sheet 15 of the plan containing Site Management comments has been reviewed and updated.

20. We recommend the Applicant address the following relative to the project hydraulic report:
  - A. The post development routing diagram indicates eight separate subcatchment areas, with ponds but the post development watershed plan does not include all the

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- subcatchments or ponds. We recommend the post development watershed plan be revised to indicate all eight of the watersheds and the eight ponds consistent with the analysis diagram to confirm the design and routing diagram represents the proposed condition. Please update the watershed plan to indicate all components used in the analysis. This may require the post development watershed map to be larger to properly display the proposed design features and locations.
- B. The post development analysis implies the entire runoff from subcatchment 4 is directed to the rain garden 1 (Pond 1P) located on lot 4, but the proposed grading indicates only a small portion of the runoff in the subcatchment could flow to the garden. Please review and revise the analysis to properly represent the proposed condition.
  - C. The post development analysis implies the entire runoff from subcatchment 5 is directed to the rain garden 2 (Pond 2P) located on lot 6, but the proposed grading indicates only a small portion of the runoff in the subcatchment could flow to the garden. Please review and revise the analysis to properly represent the proposed condition.
  - D. The amount of woods in post subcatchments 3, 4 and 5 seem high since the grading plan indicates a significant portion of these post subcatchment areas will be regraded. Please indicate the limits of clearing on the grading plan in the plan set and verify the woods areas in each subcatchment are representative of the post development conditions.
  - E. The pre and post development plans represent the limits of the development and are shown to encompass the same total area. However, the post development total area size in the calculations is significantly less than the pre-development size, when they should be the same size. Please review and revise the analysis as necessary to indicate the same total areas for both the pre- and post-development conditions.
  - F. The site grading implies the proposed runoff from lot 1 including the driveway would drain westerly and increase runoff to the abutting parcels. However, the post development analysis does not address this issue. Please revise the analysis to include a summary table that identifies the abutting parcels and the impacts, both predevelopment and post development to the parcels that indicates no increase in runoff occurs to the abutters.
  - G. The project design indicates decks will be part of the proposed house development area, but the analysis does not appear to address these areas. Please review and clarify how these areas are addressed in the analysis.
  - H. The hydraulic report was submitted prior to the latest special permit application for the Water Resources Protection District. We recommend the report be updated to clarify how the proposed design has addressed the requirements of the Water Resources Protection District under this special permit.

Relative to comment 20.A, the dwelling sub-catchments were not indicated on the plan. The watershed maps have been revised and are incorporated in the revised hydraulic report.

As to comment 20.B, the analysis and placement and proposed grading has been revised where needed and the location of the rain gardens have been modified. The revised hydraulic analysis reflect the revised site grading and rain garden changes.

As to comment 20.C, the analysis and placement of the rain gardens has been reviewed for proper capture of maximum runoff and the calculations are revised accordingly; see the response to comment 20.B.

Regarding comment 20.D, the entire pre-development site was modeled as woods, and therefore any areas not disturbed under the planned development was modeled as woods. The areas have been verified as accurate and reflect the current undisturbed areas. While it is believed that the

delineation of the limits of clearing is unnecessary as it is reflected by the limits of the proposed grading, the limits of clearing are noted and identified on the grading plan, Sheet 6.

Comment 20.E comments are as follows. As noted in the post analysis of sub-catchment 7S, only the largest structure footprint, which consists of an area of 1,653 square feet, was modelled for the sizing of roof infiltration systems and included in the total impervious area calculation. The note further indicates that the total impervious site area for all proposed dwellings is 12,644 square feet. Since, the total impervious area identified on page 2 of the post analysis only includes the area of the largest roof (1,653 square feet), the balance of the impervious dwelling area not included in the table is 10,991 square feet. The total site area identified on page 2 is 147,975 square feet, plus the roof area not reflected in the calculations (10,991 square feet) which when added together yields a total site area of 158,966 square feet, which is slightly larger than the pre-development area. In the revised hydraulic analysis the post condition impervious area total now includes all roof areas for the site.

Relative to comment 20.F, there is a small area of the existing site as well as a small area of Lot 1 which partially drains towards the abutter. The revised grading on Sheet 6 reduces the grading towards the abutting land. As each of the pre- and post- areas are small and reflect minor amounts less than 1500 square feet which would result in equal flows and volumes, they were not modeled separately. The revised hydraulic analysis identifies these small sub-catchments in the pre and post analysis.

As to comment 20.G, decks were not addressed as impervious since they will be constructed of wood, with open joints, thereby permitting runoff to reach the underlying soils and grass yard area. Decks of this type are never considered as impervious and are never included as impervious areas in the hydraulic analysis.

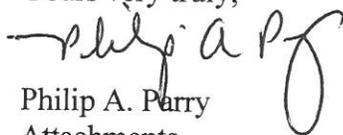
Regarding comment 20.H, the plan has been revised to include language to the effect that the Water Resources Protection District report is consistent with the plan. The site is in Zone C of the Watershed District. The plans, drainage calculations, and stormwater management controls comply with the requirements of the overlay district as currently shown and designed.

Please accept the foregoing summary and supporting information.

Thank you for your consideration.

Please contact me with any questions or further comment.

Yours very truly,



Philip A. Parry  
Attachments

cc: John Cormier  
Robert Cormier  
John Paulson