

Woodbury C. Cammett, PE MA, NH

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

Emily Fredette, EIT

**Consulting Engineers and Land Surveyors**

February 25, 2016

Amesbury Planning Board  
62 Friend Street  
Amesbury, MA 01913

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

Dear Planning Board:

This letter is in response to the review by Stantec dated January 6, 2016 and a meeting with the City Planner, Stantec, and Cammett Engineering held on January 21, 2016 at the Amesbury City Hall.

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

- a. **Parcel Information:** Most of the information is indicated on the plan provided. Applicant should provide parking requirements and missing lot dimension information between lots 16 and 13.

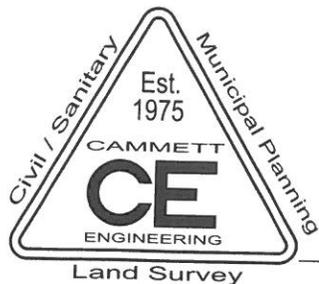
***Response: Parking data was added to the title sheet and the plan of land sheet PL-1 has been revised.***

- b. **Topographic and existing land features:** Indicated in most of the proposed development area on the plans provided Applicant should provide topographic information relative to the proposed sewer extensions.

***Response: The Utility Plan, Sheet UT-1 shows all the data for proposed and existing Structures and pipes.***

- c. **Buildings:** Most of the information is indicated on the plan provided. Applicant should provide dimension of existing buildings and label existing and proposed building heights and number of stories consistent with the Bylaw.

***Response: The existing building dimensions, number of stories, and heights have been added to the plans.***



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- d. Parking and driveways: Indicated in most of the proposed development area on the plans provided. The Applicant should indicate and label all proposed loading areas and indicate access and egress intent throughout site with traffic flow arrows. See XI.C.8.b for additional comments.

***Response: A loading area in the rear of the building has been added to the plans. Traffic flow arrows have been added to the plans.***

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

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

- f. Utilities: Some information indicated on plans provided. The Applicant should indicate sawcut/work limits for proposed sewer extensions. See XI.C.8.m for additional comments.

***Response: The limits of saw cutting, including the limits of the proposed sewer extensions, have been added to the plans.***

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

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

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

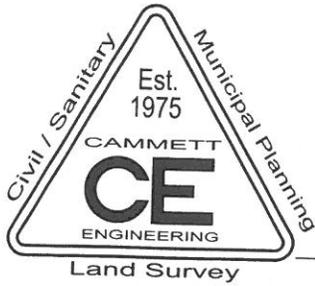
***Response: See response for X1.C.8.c***

- i. Lighting: Separate plan submitted. See XI.C.8.i for additional comments.

***Response: See response for X1.C.8.i***

- j. Signs: Indicated on plans provided.

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



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- k. Open Space: Not labeled on plan, but listed and defined per Bylaw on cover sheet. The site currently does not meet the open space requirement (i.e. existing non-conforming), but proposed development information provided by the Applicant implies the intent is to make site less non-conforming. We recommend the Applicant provide additional information to clarify how this is achieved for the Planning Board's file.

***Response: The Open Space for the existing conditions and the developed conditions are depicted in color on 11 x 17 plans included in this submittal in Appendix F.. The Open Space is greater than the Developed Condition. The addition of a grass berm along the wetlands at the rear of the building and a landscaped area along the front of the proposed addition as well as landscaped islands, increase the Open Space.***

- l. Traffic Generation: Not provided. Applicant should provide traffic generation information per Bylaws acceptable to the Planning Board.

***Response: The Applicant has retained a Traffic Consultant. The report and analysis will be submitted as part of Phase III later this later.***

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

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

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

- a. Surface and water pollution: Some information provided. The Applicant states in the application submittal that the site will have less impervious area, but it is unclear how the proposed development achieves this. We recommend additional information be provided to support noted pavement reduction in application information and reduction in run off as stated. See XI.C.8.e for additional comments.

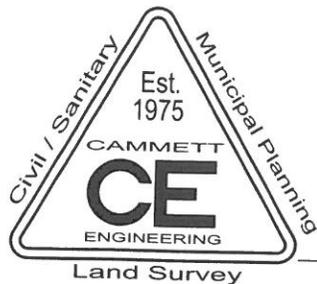
***Response: Some areas of existing pavement have been removed, and some areas of existing gravel have been paved. The net impervious area is less than the existing. The Open Space Plans noted in response to X1.C.5.k above, indicate the gravel and paved areas in the existing and proposed conditions. See Appendix G 11 X 17 Color Impervious Areas Site Plans. The Existing Conditions Plan, Ex-1 and Site Plan, SP-1, also show the gravel and paved areas. Stormwater runoff calculations have been provided for the existing and developed condition.***

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- b. Soils: No information provided.

***Response: The Stormwater Report has been added. In the report a complete Soils Report, generated from the NRCS Web Soil Survey, is included.***

- c. General environmental impact: No information provided.

***Response: No Environmental Impact Report has been prepared. A majority of the items included in an EIR have been addressed in this submittal.***

- d. Traffic impacts: No information provided.

***Response: The Applicant has retained a Traffic Consultant. The report and analysis will be submitted as part of Phase III later this year.***

- e. Architectural Drawings: Some information provided.

***Response: Architectural Floor Plans and elevations as well as a rendering of the front of the building have been provided. The Applicant and Architect met with the Design Review Committee and reviewed the Architectural Design.***

- f. Legal Documents: No information provided. Recommend lots 13 and 16 be consolidated into one lot.

***Response: A lot consolidation plan PL-1 has been prepared and is submitted for review and signature of the Planning Board.***

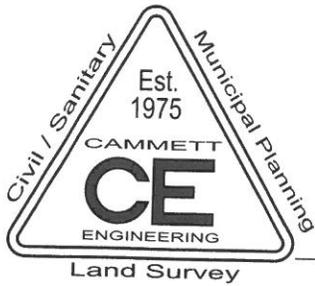
- g. Additional information: No information provided.

***Response: No additional information is needed or required other than the information provided as part of this application.***

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

- a. Access and traffic Impacts: We recommend the Applicant provide traffic generation information as outlined in Section XI.C.5.1 that should include information as identified in Section XI.C.6.d and XI.C.8.an of the Amesbury Zoning Bylaws for review. We note the following potential concerns:

1. The proposed building addition will increase the number of service bays and significantly increase the number of trips to and from the site by customers. What is the potential



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service area in the regions? How many new service customers are expected to use the expanded facility?

**Response: There will be 9 additional service bays added as part of this application. The Applicant has retained a Traffic Consultant. The report and analysis will be submitted as part of Phase III later this year.**

2. Additional delivery trips to and from the site are anticipated for parts and deliveries. Will revisions to the dedicated service entry be necessary?

**Response: The parts department within the existing building is being reorganized to be more efficient and centrally located. The existing loading bay will remain in the same location and is an at-grade door. The number of delivery trucks will not significantly increase. The increase in the amount of parts and supplies will be in the same number of truck.**

3. The project site is in close proximity of the traffic light at the intersection with Elm Street. If vehicles are being dropped off for servicing in the morning, some customers will be taking a left turn westbound into the facility. What is the potential stacking on Route 110 and how is the traffic at the intersection impacted? Does the Route 110 traffic during peak times impact the driveways?

**Response: The Applicant has retained a Traffic Consultant. The report and analysis will be submitted as part of Phase III later this year.**

4. Will the current curb cut be sufficient for adequate access and site circulation for additional vehicular traffic?

**Response: The Applicant has retained a Traffic Consultant. The report and analysis will be submitted as part of Phase III later this year.**

- b. Parking: We recommend the Applicant clarify the following:

1. The submitted plan does not include calculations or information to clarify the existing or revised parking is appropriate and adequate. Please 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 Section VIII of the Bylaws.

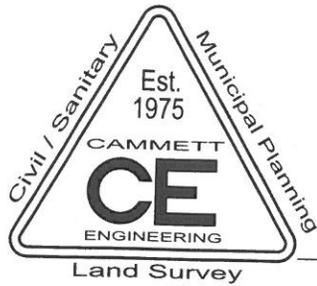
**Response: Additional parking data has been added to the Title Sheet TI-1.**

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2. The design indicates that the existing display area along Macy Street will be reconstructed but does not dimension this area or lane similar to the other portion of the site area shown to be reconstructed. Please dimension for clarity. We recommend the existing curb cut in this area be eliminated since the reconstructed driveway to the west will serve the proposed reconfigured site.

***Response: Additional dimensions have been added for the display area along Macy Street. Two of the existing five curb cuts will be closed off. Applications for curb cut closings and curb cut renovations are being prepared and will be submitted to Mass DOT for approval. Note that the most west curb cut will remain open due to an existing access easement to the abutting parcel. There will be two active curb cuts for the site.***

3. Please update to provide curbing along all new driveway edges and the reconstructed display parking area per Section VIII.G.6. of the Bylaws. We note that only a portion of the proposed driveway is curbed.

***Response: The drawings show curbing for the entire length of parking and display area for the portion of site being reconstructed.***

4. Please identify snow storage areas to clarify that the site has adequate snow storage and complies with Section VIII.G.14 of the bylaws.

***Response: Snow storage areas have been added to the plans. In the event, the snow storage areas are insufficient; the additional snow will be removed from the site.***

5. Please clarify compliance with Section VIII.G.17 for the proposed parking spaces shown at the proposed building addition. In addition, please clarify compliance with the existing spaces along the existing building.

***Response: The proposed parking/display area along the proposed building has a 5' wide landscaped area. The parking spaces along the front of the existing building are existing and will remain the same as approved from a previous application.***

6. Please indicate and label existing and proposed loading areas/spaces and clarify compliance with Section VIII.F of the Bylaws.

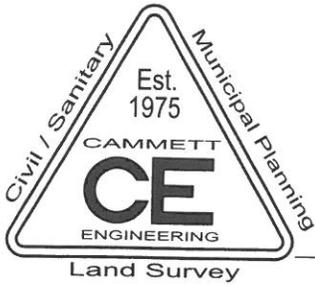
***Response: The loading area in the rear of the building has been identified on the plans and is indicated to be painted with white lines and a sign mounted on the building stating "Loading Area – No Parking".***

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7. We recommend a north arrow be provided on the site plan and all other applicable plans.

**Response: North arrows have been added to the plans.**

8. Please indicate and label the existing and any future refuse storage areas on the site plan.

**Response: A dumpster pad and fence enclosure has been added to the plans.**

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

1. The proposed redevelopment area includes improvements within the front setback area along Macy Street, but a continuous landscaped buffer strip along the front yard setback per Section XI.C.8.c.1 of the Zoning Bylaws is not provided with the design submitted. Please update the landscape plan to provide the appropriate buffer strip in accordance with the bylaws and acceptable to the Planning Board. In addition, please provide the endorsement of a registered landscape architect on the landscape plan per XI.5.jh of the Bylaws.

**Response: The area along Macy Street is existing and will remain the same with the exception of the proposed curbed islands at entrances. The landscaping materials, plant selections, and quantities have been recommended by "Beach Plum Farm" of Salisbury, MA.**

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

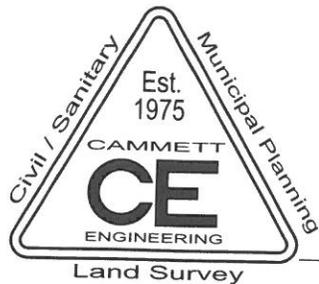
**Response: The area along the residential properties to the rear has a natural buffer of a vegetated wetlands and a natural wooded slope. The area on the locus parcel is 30' ± in width. The closest residential home is approximately 80' away from the lot line near Clarks Road. The homes along the rear of the property in the area of the proposed addition are greater than 250' away.**

**There is an existing shrub line on the "Burger King" parcel. The landscape Plan LS-1, indicates proposed trees, shrubs and perennial flowers along the slope up to the parking area for "Burger King".**

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3. The utility plan indicates a new transformer structure will be placed along the front of the building, but landscaping is not indicated per Section XI.C.8.c.5 of the Bylaws. Please update to comply with the Bylaw acceptable to the Planning Board.

**Response: The transformer has been relocated to the area east of the vehicle display area. This area is fully landscaped.**

4. Please provide notes on the plan to clarify how compliance with Section XI.C.8.c.6 of the Bylaws will be achieved.

**Response: A note has been added to the Landscape Plan, LS-1, referencing XI.C.8.c.6.**

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

**Response: Section VI.F.8. No proposed building is within 50' of the lot line abutting residential properties. The nearest residential structure in the proposed redevelopment is greater than 250' away and is fully vegetated.**

**Section VIII.G.16. The area being redeveloped in front of the proposed addition is a vehicle display area and not a parking lot. There will be three new trees planted in the landscaped area east of the display area.**

- d. Site Plan and Architectural Design: The building architectural plans indicate retaining walls are proposed at the doorways at the easterly end of the building that are not identified in the civil site plans. Please address these features in the civil plans appropriately. In addition, please provide appropriate notes on the plans to address Section XI.C.8.d.6 or provide a note on the plan stating that it is not applicable and to clarify how conformance with the performance standard is achieved acceptable to the Planning Board.

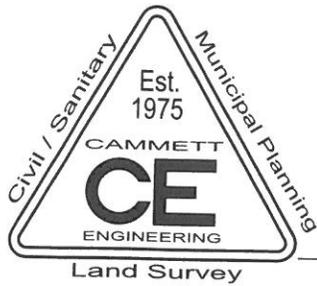
**Response: The Architectural plans have been revised to show 'at-grade' doors on the east end of the building. There will be a platform and stairs on the interior of the building.**

**Section XI.C.8.d.6. The architectural plans are in the design stage and are not complete. Any roof top mechanical equipment, if any, will have to comply with this section.**

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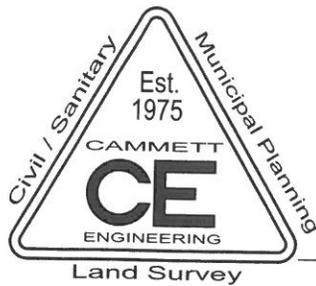
e. Stormwater runoff: We recommend the Applicant clarify the following:

1. The project design implies that there is a reduction in the amount of impervious area, but it appears portions of the site were gravel and are now proposed to be paved. We note portions of the site will have crushed stone that were pavement before but these areas are less than the existing gravel areas indicated to be paved. A stormwater report checklist was provided noting the site is a redevelopment project, but supporting calculations that include pre and post development analysis along with drainage area plans were not included in the submission. We recommend the Applicant provide additional details and a highlighted plan showing how the proposed pavement and pavement areas are less than the existing condition to substantiate the reduction in pavement noted in the stormwater information submitted for inclusion in the Planning Board's project file.

***Response: A Stormwater Analysis has been prepared for the redeveloped portion of the site and is submitted with this letter along with the revised plans. Color plans have been prepared showing the existing impervious areas and a separate color plan showing the developed impervious areas. The plans indicate a reduction in the impervious areas. See Appendix G 11 x 17 Color Impervious Areas Site Plans.***

2. Information contained in the stormwater portion of the application package includes the site description and Mass DEP checklist for stormwater report and a Long Term Pollution Prevention Plan (LTPPP). We note the following:
  - i. Under Standard 2, the checklist notes calculations are provided to show the post development peak does not exceed the predevelopment, but these calculations are missing from the submittal. We note that site photograph 5 indicates a portion of the site has lawn. It appears this area that would be removed and become pavement under to proposed development and thus it is unclear how the noted reduction in impervious stated by the Applicant is achieved. We recommend that a complete stormwater analysis of the site be provided for the Planning Board's file demonstrating the decrease in imperious area and runoff is achieved.

***Response: A complete Stormwater Analysis has been provided for the redeveloped area of the site. See Appendix A.***



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- ii. Standard 3 is checked noting the required recharge volume is provided, but the supporting calculations are missing from the submission. Please provide the appropriate calculations in the report.

**Response: See Appendix A.**

- iii. Standard 4 is not checked indicating the LTPPP is provide as is included in the application submission and recommend the form be updated accordingly.

**Response: See Appendix A.**

- iv. Under Standard 7 the project is checked as redevelopment that notes the project "improves existing conditions". Please provide additional information to clarify how the project improves the existing condition noted the checklist for the project file.

**Response: See Appendix A.**

- v. LTPPP notes a dumpster is to be placed onsite, but has been placed at the site based upon site photos taken from a recent site visit. The submitted plans do not identify a permanent location for the dumpster and recommend the site design be updated to provide a suitable location acceptable to the Board with appropriate screening.

**Response: A dumpster pad and fence enclosure has been added to the plans.**

- vi. Snow removal management is noted in the LTPPP and states the locations are shown on the submitted plans, but the locations are not indicated on the submitted development plans. Please indicate and label these locations and include appropriate notes to address snow removal acceptable to the Board.

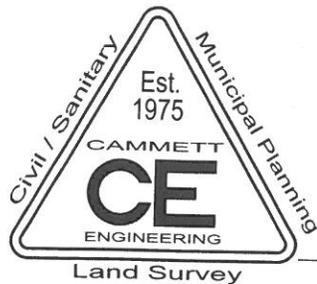
**Response: Snow storage areas have been added to the Site Plan, SP-1.**

- vii. Under the operation and maintenance plan, the catch basin BMP notes the inspection of the hood or outlet tee is noted to occur, but the plans do not include information or documentation that hoods or outlet tee are currently in the existing catch basins on the site. We recommend

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that all site catch basins be retrofitted with hoods or outlet trees since the site drains toward the Powwow River. The project plans should be updated accordingly.

***Response: The entire existing stormwater collection system in the redeveloped area is being replaced. The proposed catch basins will have deep sumps and hooded outlets.***

3. The proposed spot elevations (46.50 and 47.30) at the easterly doorway slabs of the proposed addition appear to be more than two (2) feet above the building slab elevation at 43.67. Please review and address how proper egress would occur at these doorways that do not appear to be consistent with Sheet A201 (Exit at grade). Please review and revise to be consistent between the building and site plans for proper construction. Please include appropriate construction details as applicable.

***Response: The Architectural Plans have been revised to have "at-grade" doors at the east end of the proposed addition. Platforms and interiors stairs have been added.***

4. It is unknown if the existing portion of the drain line indicated to remain under the proposed addition is suitable for the proposed additional flow from the proposed building and proposed catch basin 1. We recommend the entire existing drain line be replaced under the proposed building addition to existing catch basin 3. Please verify the design for the building foundation addresses the proposed drain pipe beneath the proposed building acceptable to the Building Department.

***Response: See response to vii above.***

5. The application did not include a drainage report to clarify the existing drainage system is adequately sized for the various storms and that the proposed change to the drainage system meets the requirement of no increase in runoff in accordance with the Bylaws. We recommend the Applicant prepare and provide a report indicating that the existing system is adequately sized and proposed changes to the existing drainage system do not impact the site or neighboring properties for inclusion in the Planning Board's project file.

***Response: See Appendix A.***

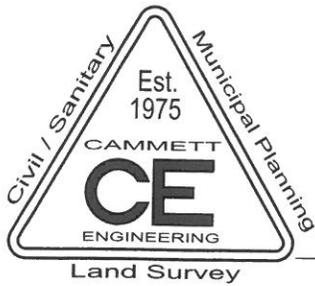
6. The proposed grading design along the rear portion of the building addition implies a swale is to be created adjacent to the building that is typically not desirable especially with the proposed flow to be directed across the proposed vehicle entrance doorways

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to a catch basin with a rim four inches below the building slab. What provisions are to be implemented to prevent runoff from impacting the building?

**Response: The Grading Plan, GR-1 has been revised and there is no swale along the building.**

7. The grading design implies a berm is to be constructed along the frontage of Macy Street. Please provide additional spot evaluations to clarify the design intent and for proper construction.

**Response: The Grading Plan, GR-1 has been revised. Addition spot elevations have been added.**

8. The grading plan does not properly label the existing catch basins consistent with the existing conditions plan or utility plan. Please revise to be consistent.

**Response: The Grading Plan and Utility Plan have been revised and area consistent with grades and elevations.**

9. Please provide a construction detail for the indicated crushed stone area adjacent to the proposed building in the plan set for proper construction.

**Response: The crushed stone area along the front of the proposed addition has been replaced with landscaping. See Landscape Plan, LS-1.**

- f. Erosion Control: We recommend the Applicant clarify the following:

1. We recommend an erosion control barrier be provided along the Macy Street property line to address the proposed impacts indicated on the site along the roadway and ensure construction does not extend beyond the property.

**Response: Erosion control barrier along Macy Street on paved surfaces is not recommended. Silt bags are proposed to be installed in the existing catch basin in Macy Street and in the proposed catch basins on site. See the Erosion Control Plan, EC-1.**

2. We recommend the temporary storage and staging areas be identified on the erosion control plan.

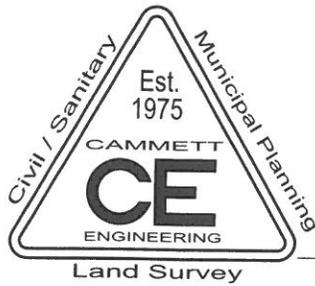
**Response: Temporary storage and staging areas will be placed in different locations as the construction process proceeds. The staging areas will be within the**

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**development area and dependent on the construction sequence as depicted on the Erosion Control , EC-1.**

3. Please include a construction detail for the proposed concrete washout area and the siltsack to be installed at the catch basins noted for the site in the plan set.

**Response: Detail 'D' on the Erosion Control Plan, EC-1, has been added.**

- g. Water Quality: The project design proposes to install a new catch basin with a hooded outlet. We note the project construction will also impact existing catch basins 1, 3 and 4 and we recommend that these catch basins be retrofitted with a hooded outlet at a minimum to improve water quality in the proposed work area. We note that the existing conditions plan indicates there are four other existing catch basins on the site beyond the indicated project limits and suggest that these also be retrofitted accordingly to further improve water quality consistent with the performance standards outline in the Bylaws.

**Response: The existing catch basins in the redeveloped area are being removed and new catch basins are being proposed. Each new catch basin will have a deep sump and hooded outlet. The remaining existing catch basins beyond the redeveloped area will be addressed in Phase III of the project phasing, to be submitted at a later date.**

- 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. We recommend the Applicant 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.

**Response: See letter included in this submittal from 'John W. Furrh Associates, Inc.' in regards to hazardous material handling and training, dated April 17, 2015.**

- i. Lighting: The Applicant should incorporate the plan in the project plan set and plan index on T-1 should be revised accordingly. The exterior lights labeled W2 exceed the maximum height of 16 feet noted in the Bylaws. Please revise the height to comply with the Bylaws. Please update the plan set to include the separately submitted light detail and provide a professional endorsement on the lighting plan. In addition, we recommend that the Applicant provide additional supporting information as may be required to indicate conformance with the Bylaws is achieved for the entire site of the Planning Board's file.

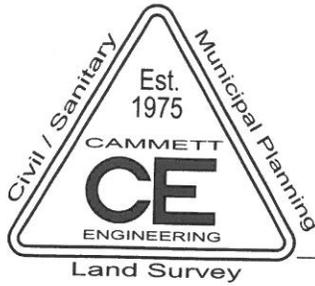
**Response: The Lighting Plan has been added to the Title Sheet. Section X1.C.8.i.2 refers to pole mounting heights not to exceed 16'. The building mounted lights produce 0.0 foot candles at all property liners.**

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***Phase III of the project phasing will address the lighting for the entire site.***

- 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 standards of Section XI.C.8.j. We recommend the Applicant prepare and provide the required information and include 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.

***Response: The owner will comply with all of the Environmental Performance Standards listed from 1 to 9. Letter included in this submittal.***

- k. **Noise:** The application submittal did not include information relative to noise per Section XI.C.8.k of the Bylaws. We recommend the Applicant prepare and provide the required 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.

***Response: All repairs and maintenance activities occur totally inside the building. No excessive noise will occur from the normal site activities.***

- l. **Wetlands:** The project site includes an on-site wetland area, and the proposed development includes impacts within 50 feet of the wetlands. We note that vehicle storage is noted adjacent to these areas on the plans, but it is unclear what measures are used to prevent impacts to the resource. We understand the Applicant has submitted a NOI application to the Conservation Commission that is currently under consideration by the Commission. We recommend the project plans include the description of proposed measures consistent with the Conservation Commission recommendations for this project.

***Response: The onsite wetlands are being protected by adding a vegetated earth berm to separate vehicles parking from the wetlands.***

- m. **Utilities:** We recommend the Applicant clarify the following:
1. The utility plan indicates the proposed sewer design would provide approximately 3.5 feet of cover over the proposed pipe at SMH2, which is less than five (5) feet of cover required in accordance with section 8.09.4 of the Amesbury Subdivision Rules and Regulations. In addition, we note the proposed utility extensions will cross in close proximity with the existing drain line shown under the existing parking area and cross the exiting utility service. Please provide addition information, such as a profile or existing and proposed invert elevations to clarify the design and for proper construction.

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We recommend the Applicant verify the proposed sewer design and associated details meets the approval of the Department of Public Works.

***Response: The proposed sewer ties into the exiting sewer manhole onsite. There is less than 5' of cover of the sewer line at the existing sewer manhole. A minimum slope of 1.0% is used in the proposed sewer lines to maintain appropriate flows. There is less than 5' of cover in some portions of the proposed sewer line, which is unavoidable due to the connection to the existing sewer.***

***Inverts and top of pipe elevations are shown on the plans at the crossing of the sewer and drainage pipes. There is no conflict at that point.***

2. Please label the foundation drain invert at CB1 for proper construction.

***Response: The invert of the foundation drain has been added to DMH-1.***

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

***Response: The transformer has been relocated to the east side of the property in a landscaped area. The Applicant and the project electrical engineer are coordinating with the Utility Company.***

- n. Roadways and Sidewalks: The sidewalk detail and pavement detail provided complies with the Amesbury Subdivision Regulations. We note the design proposed to change the amount of traffic that will access from the existing curb cut on Route 110 at the reconstructed easterly driveway. In addition, the plan indicates curb cuts that are no longer utilized and planters are shown to be placed at the unused locations. We recommend the Applicant coordinate with Mass DOT to confirm the proposed changes to the access at Route 110 are acceptable to Mass DOT and provide documentation for inclusion in the Planning Board's project file under this application.

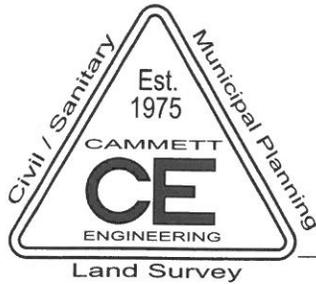
***Response: The unused curb cuts are being eliminated. Applications to Mass DOT are being prepared to be submitted for approval for each curb cut. All approvals and plans will be forwarded to the Town.***

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

**Response: No response needed.**

- p. Specific Design and Construction Standards: We recommend the Applicant clarify the following:

1. Please update the plan details to clarify/address the following:

- i. Please label the gas trap manhole structure as H-20 loading. In addition, please note the lower pipe invert in the detail for proper construction.

**Response: A note has been added to state that the Gas Trap is capable of H-20 loading. The outlet pipe elevations have been added.**

- ii. Please label the curb reveal height in the vertical granite curb details for proper construction.

**Response: The granite curb detail lists the reveal to be 7" in all cases.**

### **Other information for Planning Board Consideration:**

The application submission does not include a lot consolidation plan that combines two existing lots (16 and 13) into one lot consistent with the proposed design intent. We recommend the Applicant provide a consolidation plan for action by the Planning Board prior to taking action on the site plan application. We would recommend that the site plan approval be conditioned upon recording of the consolidation plan combining the two existing lots.

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

**Response: A lot consolidation plan has been prepared and will be ready for signature at the time of approval.**

### **Summary:**

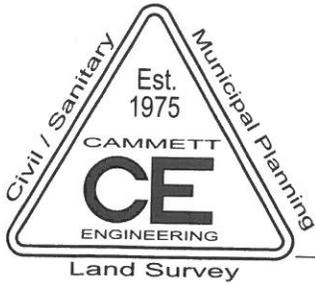
We recommend the Applicant arrange a meeting with Stantec and the Community & Economic Development Department before addressing the issues noted above. After the meeting, we recommend the Applicant address the comments and issues noted above and resubmit revised

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drawings and supporting information. We recommend the Applicant provide a summary response letter with the revised drawings and supporting information addressing each comment noted above.

***Response: A meeting was held on January 22, 2016 with the Town Planner, Stantec, and Cammett Engineering to discuss all the issues. This response and the revised plans and supporting data are a result of the meeting.***

We look forward to presenting the revised plans at the March 14, 2016 Planning Board Meeting.

Sincerely,  
W. C. Cammett Engineering, Inc.

Woodbury C. Cammett, P.E.  
President

Denis M. Hamel, CPES  
Project Manager

cc: Three Way Realty, Stantec

Title:M/Winword/2015/15008/PlanningBoard/ResponsetoPeerReview/LetterResponsetoPeerReivew2-22-16