



Stantec Consulting Services Inc.
5 Dartmouth Drive, Suite 200, Auburn NH 03032

May 23, 2025
File 179451080

Amesbury Planning Board
Attn: Mr. Pascal Rettig, Chairman, and
Amesbury Community & Economic Development
Attn: Mr. Nipun Jain, Director of Planning
39 South Hunt Road - Amesbury, MA 01913

Cc: Amesbury Department of Public Works
Attn: Mr. Joseph Buckley, PE – Director

**Reference: Stormwater Peer Review Services for Site Plan & Special Permit Application for
Site development located at 201 Elm Street and 6 Monroe Street
Map 66 Lot 61 and Map 55 Lot 24
Applicant/Owner: Rivers Edge Development LLC**

Dear Mr. Rettig and Mr. Jain:

As requested, Stantec Consulting Services, Inc. (Stantec) has conducted an initial review of the stormwater report and system submitted with the site plan and special permit application prepared by Civil Design Consultants, Inc (CDCI) for development activities at 201 Elm Street and 6 Monroe Street. The review was based primarily on plans and supporting documents/information that was available and obtained from the City's Planning Board project website. We note the following available materials have been obtained:

1. Copy of cover letter to the Planning Director - City of Amesbury dated April 28, 2025 prepared by CDCI.
2. Copy of letter to the Planning Director - City of Amesbury requesting waivers dated April 28, 2025 prepared by CDCI.
3. Drainage Report for 201 Elm Street & 6 Monroe Street issued April 22, 2025 prepared by CDCI.
4. Site Development plan set for 201 Elm Street & 6 Monroe Street issued April 18, 2025 prepared by CDCI.
5. Prospective sketches, renderings and a landscape plan prepared by Savoie Nolan Architects, LLC dated April 28, 2025.
6. Copy of preservation restriction document, undated and unauthored.

Please note the review of the site plan design and information relative to the Zoning Bylaws Section XI.C and the special permit per Section XII-J2 was not part of the scope of services for this project and a review was not conducted per the request of Community & Economic Development Department. It is our understanding that the review of the project site plan design, landscaping, lighting, and signs per the bylaws will be conducted by the Community & Economic Development Department.

We note the Applicant's submission proposes to construct a new duplex dwelling, a new single family dwelling, refurbish an existing historic dwelling, add a new detached garage to the existing site, and create three separate residential lots at 201 Elm Street and 6 Monroe Street location. The project site is located in the Brown Hill Overlay District with the entire lot area being less than one acre, which does not include the indicated improvements within the roadway. The submitted site improvements indicate construction of two new dwellings and a separate garage, three new paved driveways

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with turnaround areas, site grading include retaining walls, installation of three separate subsurface stormwater facilities, patio and walkways to serve the dwellings, landscaping, fencing, and new water and sewer services to the building connected to existing municipal utilities in Monroe Street. The project proposes improvements in Monroe Street to extend the sidewalk.

We note the project development of four residential units would generally be excluded from the requirements of the Massachusetts Stormwater Management Standards, but since Amesbury is an MS4 community, it is our understanding the City is requesting a review of the stormwater system design only utilizing the Massachusetts Stormwater Management Standards. Based upon the above submitted information we offer the following general comments:

A. Stormwater Management System:

The Applicant has provided a stormwater management system design and report for the project. We note the following general concerns:

1. The test pit information provided does not identify the existing ground elevations and thus the elevations for the seasonal high water table are unknown. It appears that the system for the existing historic dwelling and the proposed duplex could be at or within 2 feet of the seasonal high water table and do not meet the minimum separations required by the stormwater regulations of two feet. Please provide additional information to support the design provides the necessary separation from the water table.
2. The stormwater design implies the proposed roof runoffs from the dwellings and garage will be directed to the proposed subsurface stormwater systems, but the plans and supporting information do not identify this design feature. The grading and drainage plans should state the proposed design intent. Please update the plans accordingly.
3. It appears that the existing historic dwelling does not include roof gutters but proposes to collect the runoff through a roof drip line trench and pipe system to the underground stormwater system. Based on the proposed elevations and the detail in the plan set it is unclear that the collection of the stormwater of the roof drip line can be conveyed to the proposed stormwater system. Please provide additional information to support the design presented.
4. The proposed underground storm water systems are noted to be "Cultec" chambers with the manufacturers information provided in the submitted stormwater report. We note that the manufacturers information requires inspection ports for the stormwater system as part of the maintenance, however the plans and details for the project do not address this manufacturers requirement. Please review and revise the design and information consistent with the manufacturers requirements.
5. The submitted plans does not include an erosion control plan showing the proposed measures to be implemented during construction. Please update the plan set accordingly.
6. Relative to the submitted stormwater report, we recommend the Applicant clarify the following:

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- A. Standard 1: The Applicant proposes new paved driveways from Monroe Street and Elm Street with a portion of the new paved driveways located within the City's ROW (an off-site area) that is not addressed in the report or analysis. In addition, the project proposes extension of a sidewalk within the ROW that is not addressed in the report or analysis. Based upon the limited design grading information presented, it appears the driveways and sidewalk will create new untreated sheet flow discharge towards and within the ROW and pavement of Monroe Street and Elm Street and potentially increase runoff. The Applicant should review and provide treatment for this new pavement discharge to meet compliance with standard 1 and include and address this off-site area under Standard 2 to demonstrate no increase in runoff.
- B. Standard 2: The report does not address the impacts to abutting Lot 22 Map 55 (8 Monroe Street) under the pre and post development conditions to demonstrate compliance is achieved. The analysis should be updated accordingly.
- C. Standard 2: The existing conditions 2-year calculations indicate 1.7 cfs runoff that is not properly identified in the design point summary table and the table would indicate an increase in runoff with the 1.8 cfs runoff under the post development conditions, which does not comply with the regulations of no increase in runoff. Please update the stormwater design and analysis as necessary to achieve compliance.
- D. Standard 4: A Long Term Operations and Maintenance Program (LTO&MP) document is included in the report. We note that the document lacks some of the items noted under this standard that would be applicable. Please clarify/address the following items in the Long Term Operations and Maintenance Program BMP's including the following:
 - 1. Good housekeeping practices;
 - 2. Provisions for storing materials and waste products inside or under cover;
 - 3. Vehicle washing controls;
 - 4. Provisions for maintenance of lawns, gardens, and other landscaped areas;
 - 5. Requirements for storage and use of fertilizers, herbicides, and pesticides;
 - 6. Pet waste management provisions;
 - 7. Driveway/parking lot sweeping schedules;
 - 8. A plan identifying each BMP location requiring maintenance under the BMPS should be included in the document.

We recommend the updated document be a separate complete document as typically requested by the Board.

- E. Standard 8: The report does not include information relative to the Erosion and Sediment Control BMP's in the document. We note a general construction sequence is provided and recommend the Applicant prepare and provide a Construction Period Pollution Prevention and Erosion and Sediment Control Plan document which shall clarify/address the following relative to standard 8:
 - 1. Narrative.
 - 2. Construction Period Operation and Maintenance Plan;
 - 3. Names of Persons or Entity Responsible for Plan Compliance;



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4. Construction Period Pollution Prevention Measures (i.e., stockpiles, waste material dumpster, hazardous waste, sanitary waste facilities, etc.);
5. Erosion and Sedimentation Control Plan Drawings;
6. Detail drawings and specifications for all erosion control BMPs,
7. Vegetation Planning;
8. Construction Sequencing Plan;
9. Inspection Schedule;
10. Maintenance Schedule;
11. Inspection and Maintenance Log Form

Summary:

We recommend the Applicant arrange a meeting with the Planning Department before addressing the issues noted above. After the meeting, we recommend the Applicant address the comments and issues noted above and resubmit revised drawings and supporting information. We recommend the Applicant provide a summary response letter with the revised stormwater report, drawings, and supporting information addressing each comment noted above.

Please contact Michael Leach at (603) 206-7538 should you have any questions regarding this correspondence. We look forward to continuing to assist the City of Amesbury with this Project.

Regards,

Stantec Consulting Services Inc.

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