



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

June 13, 2024
File 179450869

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: Site Plan and Two Special Permit Application Peer Review
For two sites located upon Assessor Map 88, Lots 1 and 82 at
2-14 and 13 Merrimac Street – Amesbury, MA
Applicants: 14 Merrimac Street LLC and 13 Merrimac Street LLC**

Dear Mr. Rettig and Mr. Jain:

As requested, Stantec Consulting Services, Inc. (Stantec) has conducted an initial review of the site plan application information relative to the Zoning Bylaws Section XI.C for the proposed development at 14 & 13 Merrimac Street. The review was based primarily on plans and supporting documents/information provided to Stantec by the Applicant's engineer – Millennium Engineering, Inc. We note the following materials being provided:

1. Site Development Plans for 13 & 14 Merrimac Street, Amesbury MA, Sheets C-1 thru C-11, Lighting Plan, Sheet E-1, dated March 11, 2024, by Millennium Engineering, Inc.
2. Landscape Plan for Marina at Amesbury Point, 2 Merrimac Street, Amesbury, MA, Sheet L-1, dated February 22, 2024, by Landworks Studio, Inc.
3. Stormwater Management Report, dated March 11, 2024, 14 & 13 Merrimac Street, Amesbury, MA by Millennium Engineering, Inc.
4. Transportation Impact Assessment for The Marina at Amesbury Point, 14 Merrimac Street, Amesbury, MA, dated July 2023, with addendum letter dated March 5, 2024, by Vanasse & Associates, Inc.
5. Letter to City of Amesbury Planning Board and Amesbury Conservation Commission relative to Request for Special Permits and Site Plan Review dated February 28, 2024, by Paul J. Gagliardi, Attorney for Applicant.
6. Applications for Special Permits and application for Site Plan Review dated March 11, 2024, by Paul J. Gagliardi, Attorney for Applicant.
7. Architectural Floor Plans and Elevations by Seger Architects, Inc., dated January 23, 2024.
8. Project information letter dated March 11, 2024, by Seger Architects, Inc.
9. Current parking lot use letter dated February 28, 2024, by William Neelon.
10. Existing Flood Storage Exhibit, at 14 Merrimac Street, sheets 1 and 2 of 2, dated March 11, 2024, by Millennium Engineering, Inc.

Please note the review of the Transportation Impact Assessment (TIA) 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.



June 13, 2024

Amesbury Planning Board &

Amesbury Community and Economic Development

Attn: Mr. Pascal Rettig & Mr. Nipun Jain

Page 2 of 11

**Reference: Peer Review of Site Plan Application for 2-14 & 13 Merrimac Street
Assessor Map 88, Lots 1 and 82 – Amesbury, MA
Applicants: 14 Merrimac Street LLC and 13 Merrimac Street LLC**

It is our understanding the review of the project landscaping, lighting, and signs will be conducted by the Community & Economic Development Department.

We note the Applicant's submission proposes to redevelop the existing marina site at 2-14 Merrimac Street located along the westerly edge of the Pow Wow River as it flows to the Merrimack River. The submitted plans indicate most of the marina site is located within the 100-year floodplain. The submitted site plans and information indicate the redevelopment would demolish all the existing buildings except one and proposes to construct a new marina clubhouse building and separate restaurant building with an associated parking lot and utility connections. The proposed restaurant use on the parcel requires a special permit and the site development in the floodplain requires a special permit. In addition, the project proposes to construct additional parking for marina patrons and employees across the street from the redevelopment site upon an existing residential lot at 13 Merrimac Street (lot 82). This lot is located above the 100-year floodplain. Based upon the above submitted information (except the TIA) we offer the following general comments:

Site Plan Application:

1. The project proposes to demolish the existing marina building, an existing dwelling, and an existing large garage on the site and the existing conditions plan appear to indicate existing utilities that cross the property could be impacted by the proposed demolition. The Applicant should identify, verify, and provide supporting information that the proposed demolition work does not impact existing utilities. We recommend that a demolition plan be provided for any utilities that would be removed under this project to clarify the limits of work.
2. The plan set does not include a driveway sight distance plan and profile that demonstrates the minimum sight distance of 300 feet is provided. We recommend the plan set be revised accordingly.
3. The project proposes impacts to Merrimac Street including the construction of sidewalks and curbing, reconstruction of sidewalks, installation of a cross walk, and construction of utilities in the roadway to serve the new development. We note the design indicates a portion of the abutting boat launch access from Merrimac Street will be blocked and removed by the Applicant's proposed sidewalk design (see photos 1 and 2). We recommend the Applicant verify the proposed improvements within the City's roadway, impacts to the existing boat launch access, and impacts to existing utilities shown on site meets approval of the Department of Public Works by obtaining approval documentation from the Department for inclusion in the Planning Board's project file.
4. The proposed sidewalk at 13 Merrimac Street appears to be constructed to the building foundation (see photos 3-5). Please provide an enlarged detail of these improvements to demonstrate the sidewalk is within the right of way and does not impact the existing building that

June 13, 2024

Amesbury Planning Board &

Amesbury Community and Economic Development

Attn: Mr. Pascal Rettig & Mr. Nipun Jain

Page 3 of 11

**Reference: Peer Review of Site Plan Application for 2-14 & 13 Merrimac Street
Assessor Map 88, Lots 1 and 82 – Amesbury, MA
Applicants: 14 Merrimac Street LLC and 13 Merrimac Street LLC**

is noted to remain. The proposed Merrimac Street sidewalk and cross walk design shall meet the approval of the Department of Public Works.

5. The Applicant's submittal notes the project design provides a total of 97 parking spaces with 79 spaces at the marina site and 18 spaces at the 13 Merrimac Street parcel. Upon review there are only 78 spaces shown on the site and recommend the Applicant update the site plan information accordingly. We note the parking calculations do not account for the existing dwelling to remain at 13 Merrimac Street and the calculations should be updated accordingly. As noted by the Applicant, the design does not meet the minimum parking requirements of Section VIII of the Bylaws to provide 117 parking spaces based upon the calculations provided on sheet C-4. The Applicant has noted that a waiver is being requested for the required number of parking spaces, but we are not aware that a formal request to the Planning Board has been provided. We recommend the Applicant provide the appropriate waiver information including the supporting documentation for the change to the parking requirements for review and consideration by the Board under this application.
6. The Applicant is proposing a retaining wall at the northwesterly corner of the site at the height of 5.5 feet which is considered a structure. It appears the proposed excavation and soil removal to construct the wall would impact the existing embankment of the Merrimac Street roadway and could undermine the existing roadway (see photo 6). A slope easement does not appear to be shown on the existing condition plans for maintenance of the roadway embankment. We would anticipate the retaining wall construction requiring over excavation and likely tiebacks that would further impact the roadway embankment. However, a detail of the proposed retaining construction was not included in the submission. We recommend the Applicant revise the design to replace the retaining wall at the toe of the existing slope to reduce the height to so as to not be considered a structure and that the wall is not placed closer to the property line than currently exists.
7. We recommend Applicant address/clarify the following on a revised existing conditions plan submission:
 - a. Identify all trees larger than 8" per XI.C.5.b of the Zoning Bylaws. We note portions of the site along the Pow Wow River and along the property lines adjacent to Main Street and Merrimac Street are to remain undisturbed. The trees to remain should also be noted on the landscape plan.
 - b. Indicate easements associated with the sewer line and water main crossing the property and label the size of the water main. What is the status of the existing water main on the site?
 - c. Label the approximate elevation of the low water line shown.
 - d. Provide setback lines per section VI of the bylaws.
 - e. Update the Zoning Table to note total gross floor area, floor elevations, number of stories, and building heights per XI.C.5.c of the Zoning Bylaws and for comparison to the work proposed under this application.

June 13, 2024

Amesbury Planning Board &

Amesbury Community and Economic Development

Attn: Mr. Pascal Rettig & Mr. Nipun Jain

Page 4 of 11

**Reference: Peer Review of Site Plan Application for 2-14 & 13 Merrimac Street
Assessor Map 88, Lots 1 and 82 – Amesbury, MA
Applicants: 14 Merrimac Street LLC and 13 Merrimac Street LLC**

- f. The plan notes a concrete pad with gas filler. Do gas tanks exist on site? Please provide notes on the plans relative to these facilities and explain and clarify the use of these pads.
 - g. The plan indicates a monitoring well exists on site. What is the status of the site monitoring and does this well still need to be operational? Please provide notes on the plan and documentation relative to the monitoring well for inclusion in the Planning Board's project file.
 - h. Please label/clarify the numerous tiny squares shown northerly of the existing building.
 - i. Please indicate and label a benchmark on this plan that will remain during construction. The same benchmark should also be shown and labeled on the grading plan.
 - j. Please provide spot elevations along the top of the existing retaining walls along the rivers and around the existing buildings to clarify the existing ground elevations.
 - k. Please remove the text and buffer line in Main Street that is obscuring other information for clarity.
8. Please correct the references to the City of Methuen in general notes 15 and 16 on sheet C-2.
9. General comments relative to the Site Plan, Grading and Drainage, and Utility Plan information. We recommend the Applicant address/clarify the following on the revised plan submissions:
- a. The Applicant should indicate the building setback lines on the site plan for review and consideration by the Planning Board.
 - b. The site plan indicates several cross walks, but wheelchair ramps are not identified or appear to be located in the sidewalks at the cross walk locations. This includes the proposed sidewalks and cross walk in Merrimac Street. The design should be revised accordingly.
 - c. It is unclear how access to the indicated dumpster would occur for service vehicles. Please provide details of the dumpster (volume, size, and height) and additional supporting information on how the dumpster will be serviced by vehicles. Please clarify how screening will be provided and details for the concrete pad. The Applicant should review and consider other locations as acceptable to the Planning Board.
 - d. Please clarify all proposed curbing location and label all transition/tip down locations for proper construction. Please include all appropriate details.
 - e. Please clarify how installation and removal of the docks would occur under this revised site design. Please update the plans with notes accordingly.
 - f. Please clarify if winter storage of boats would occur on the site under this revised site design. Please update the plans and notes accordingly.
 - g. Please clarify if hull painting, service, and maintenance of boats will occur under this revised design. Please update the plans and notes accordingly.
 - h. It is unclear if a sidewalk is proposed along the existing building at the proposed parking area. Please update accordingly.
 - i. Please dimension the driveway width from Merrimac Street to the marina site. In addition, please dimension the width of Merrimac Street at the proposed cross walk.
 - j. Please label the pavement roundings on the site plan for proper construction.

June 13, 2024

Amesbury Planning Board &

Amesbury Community and Economic Development

Attn: Mr. Pascal Rettig & Mr. Nipun Jain

Page 5 of 11

**Reference: Peer Review of Site Plan Application for 2-14 & 13 Merrimac Street
Assessor Map 88, Lots 1 and 82 – Amesbury, MA
Applicants: 14 Merrimac Street LLC and 13 Merrimac Street LLC**

- k. Please indicate and label a stop sign and stop bar for the marina driveway and include details for construction in the plan set.
- l. Please indicate and label the loading area for the proposed restaurant and marina on the plan. In addition, please note the type of anticipated delivery vehicle and demonstrate the vehicle can access and negotiate the site and the loading area.
- m. With the proposed construction of a retaining wall adjacent to Merrimac Street we recommend a fence, guardrail or other safety feature be provided as acceptable to City. A detail/cross section of the proposed feature along retaining wall with dimensions should be included in the revised plan set.
- n. The site plan notes that no snow plowing at 13 Merrimac Street. Please clarify/ explain how this would occur relative to the existing dwelling that is noted to remain.
- o. Please indicate and label a benchmark on the grading plan.
- p. It appears the proposed grading design is incomplete along the southwesterly sidewalk for the elevation contours 11 to 8 near the property line. Please review and revise to demonstrate the project does not increase fill in the floodplain and on the abutting lot. In addition, please provide finish spot elevations for the peastone areas, under the proposed buildings, and the proposed boardwalk to clarify design intent and for proper construction.
- q. The drainage design indicates HDPE pipe is proposed and does not comply with the reinforced concrete pipe class III (RCP-CIII) in the specific design and construction standards of Section 8.04.A.1 of the Amesbury Subdivision Rules and Regulations referenced under Section XI.C.8.p of the Bylaws. The Applicant should revise the design in compliance with the regulations.
- r. The Applicant's stormwater design does not provide the required 3 feet of cover over the pipes per the specific design and construction standards of Section 8.04.A.1 of the Amesbury Subdivision Rules and Regulations referenced under Section XI.C.8.p of the Bylaws. The Applicant should revise the design in compliance with the regulations. Should a waiver be considered, the City typically requests RCP Class V (RCP C-V) be provided when cover is less than 3 feet.
- s. The Applicant's information did not include calculations to support the proposed sewer system flow or minimum sewer flow pipe velocities per the specific design and construction standards of Sections 8.09.1 and 2 of the Amesbury Subdivision Rules and Regulations referenced under Section XI.C.8.p of the Bylaws. The Applicant's design includes a new connection to the existing building is to occur. The Applicant should provide detailed information on the proposed sewer flow from each building and supporting calculations for review in accordance with the regulations.
- t. The utility plan indicates the on-site sewer pipe as SDR-35 which does not comply with the specific design and construction standards of Section 8.09.3 of the Amesbury Subdivision Rules and Regulations referenced under Section XI.C.8.p to provide PVC SDR 26 sewer pipe. The Applicant should revise the design in compliance with the regulations.
- u. The Applicant's design information did not include sewer profiles to identify minimum cover depths, and any potential of utility conflicts consistent with the specific design and

June 13, 2024

Amesbury Planning Board &

Amesbury Community and Economic Development

Attn: Mr. Pascal Rettig & Mr. Nipun Jain

Page 6 of 11

**Reference: Peer Review of Site Plan Application for 2-14 & 13 Merrimac Street
Assessor Map 88, Lots 1 and 82 – Amesbury, MA
Applicants: 14 Merrimac Street LLC and 13 Merrimac Street LLC**

- construction standards of Section 8.09 of the Amesbury Subdivision Rules and Regulations referenced under Section XI.C.8.p of the Bylaws. The Applicant should provide this information in the updated project plan set.
- v. The utility plan does not provide sewer inverts at the buildings. We note that the foundation plan appears to imply that the proposed buildings are on piers and the sewer services would be exposed. In addition, the sewer service connection at the existing building is unclear as to how this would be constructed. The Applicant should provide additional information to clarify how the proposed utility design has addressed section XII.F.2.c and e of the bylaws. Please include all appropriate details for proper construction.
 - w. The utility plan notes the water line would enter the proposed buildings that appears to be constructed on piers. In addition, the plan does not indicate any power and telephone/communications services would be provided to the proposed buildings. We note the existing services (electric, etc.) of the existing building are unclear and if improvements within the existing building are proposed for the indicated sewer and water connections. Also, we note the existing buildings were serviced with gas, but the plans do not address if gas would be provided for the proposed buildings or existing building. The Applicant should provide additional information to clarify how the proposed utility designs would be provided and have addressed XII.F.2.e of the bylaws. Please include all appropriate details for proper construction.
 - x. We recommend the Applicant coordinate with the Fire Department and Department of Public Works to determine if an on-site hydrant at the end of the 6" water main extension is appropriate for this project.
 - y. Please clarify the locations for the two proposed EV charging stations on the plans with the associated electric service line and include details for the EV charging stations in the plan set.
 - z. Please update/complete the scale bars on the plans.
 - aa. It was observed that several portions of the existing seawall top were loose and in disrepair as noted in photos 7-9. Are maintenance improvements proposed for these areas? Please clarify/address and provide any supporting details as applicable.
 - bb. The areas adjacent to the existing building that is to remain including the foundation was observed in disrepair as observed in photos 10-11. It is our understanding the existing building is to be refurbished, but the extent of impacts to conduct repairs and any impacts associated with the floodplain are unclear. Please clarify.
10. We note that several details do not appear to be provided in the submission for consideration by the Board. We recommend the Applicant update the submission to provide/address the following construction details for the indicated site items:
- a. Retaining wall;
 - b. Light pole base and light pole;
 - c. Peastone surface area;
 - d. Flagstone sidewalk;

June 13, 2024

Amesbury Planning Board &

Amesbury Community and Economic Development

Attn: Mr. Pascal Rettig & Mr. Nipun Jain

Page 7 of 11

**Reference: Peer Review of Site Plan Application for 2-14 & 13 Merrimac Street
Assessor Map 88, Lots 1 and 82 – Amesbury, MA
Applicants: 14 Merrimac Street LLC and 13 Merrimac Street LLC**

- e. Split rail fence;
 - f. Landscape planting installation;
 - g. Crushed stone surface area;
 - h. Bike racks;
 - i. 8-ft bench;
 - j. Boardwalk;
 - k. Bollards;
 - l. Please label the construction material for the 8" foundation noted in the cement concrete wheelchair ramp detail;
 - m. Please label the Contech CDS2015-4-C-DTL structure as H-20 loading including the frame and cover;
 - n. Please indicate and label a geofabric liner for the peastone diaphragm detail;
11. The Applicant has provided a stormwater management report for the project. We note the following general concerns:
- a. Standard 1: The Applicant proposes new paved driveway and parking along the westerly side of the site that will create sheet flow discharge towards the Merrimack River. The design does not appear to provide treatment for this new pavement and does not appear to meet standard 1. The Applicant should review and provide treatment for this new pavement discharge to meet compliance with standard 1.
 - b. Standard 1: The length and width of the riprap apron in the report does not match the detail in the plan set or the size shown on the plans. Please revised the design as necessary to provide the necessary apron size to meet compliance with standard 1.
 - c. Standard 2: The analysis and calculations do not include the 25-year analysis per the specific design and construction standards of Section 7.10 of the Amesbury Subdivision Rules and Regulations and referenced under Section XI.C.8.p of the Bylaws. The analysis should be updated accordingly.
 - d. Standard 2: The proposed site features in the report does not identify/discuss the proposed sidewalk widening and sidewalk construction in Merrimac Street including the changes to the access for the boat ramp. In addition, the analysis does not address the changes to Merrimac Street and impacts to the City existing stormwater system. The analysis and calculations should be revised to address the work in Merrimac Street and demonstrate compliance is achieved. – no increase in runoff.
 - e. Standard 2: The report does not address the impacts to each abutter to lot 88 (13 Merrimac Street), to lot 1 (2 Merrimack Street) or to Merrimac Street under the pre and post development conditions to demonstrate compliance is achieved. The analysis should be updated accordingly.
 - f. Standard 2: The report lacks hydraulic pipe calculations for the proposed pipes and pipe network systems indicting the system pipe velocities, hydraulic grade line/elevations to demonstrate the proposed systems are of adequate size to convey under gravity flow conditions for the storm events and demonstrate the minimum velocity of 3 FPS and

June 13, 2024

Amesbury Planning Board &

Amesbury Community and Economic Development

Attn: Mr. Pascal Rettig & Mr. Nipun Jain

Page 8 of 11

**Reference: Peer Review of Site Plan Application for 2-14 & 13 Merrimac Street
Assessor Map 88, Lots 1 and 82 – Amesbury, MA
Applicants: 14 Merrimac Street LLC and 13 Merrimac Street LLC**

maximum 10 FPS are provided per section 7.10.C of the Amesbury Subdivision Rules and Regulations. The analysis should be updated accordingly.

- g. Standard 2: The existing conditions delineation for E1 does not address/account for the off-site areas that contribute to the site. It appears that portions of the roadway right-of-way and possibly the roadway pavement sheet flow to the site. Please review and revise the existing subcatchment delineation and analysis accordingly. In addition, the post development subcatchment delineations and analysis should be revised accordingly and demonstrate compliance is achieved – no increase in runoff.
- h. Standard 2: The existing conditions delineation for E2 does not address/account for the off-site areas that contributes to the site. In addition, it appears the westerly portion of the site drains to the existing wetland on Map 88 lot 35 versus to Map 88 lot 83 as indicated on the pre-development drainage area plan. Please review and revise the existing subcatchment delineation and analysis accordingly. The post development delineations and analysis should be revised accordingly. Please verify compliance is achieved – no increase in runoff.
- i. Standard 2: The amount of grass in post subcatchment P1F (~30%) in the calculations does not appear to be representative of the design presented. In addition, the boardwalk area does not appear to be represented in the calculations. Please review and revise to be representative of the design presented.
- j. Standard 2: The amount of grass in post subcatchment P1E (~16%) in the calculations does not appear to be representative of the design presented. Please review and revise to be representative of the design presented.
- k. Standard 2: The post development delineation for subcatchment P1E indicates a portion of the proposed driveway runoff is not directed to the rain garden for treatment. It appears that regrading of the driveway could direct most of the new driveway runoff to the rain garden for treatment. We recommend the Applicant review and revise the design accordingly
- l. Standard 3: The submitted checklist indicates the required recharge volume calculations are provided and that recharge BMPs have been size to infiltrate the required recharge volume, but the supporting information states that no recharge is provided and contradicts the checklist. We note that the Applicant is proposing a peastone diaphragm along the gravel parking area at 13 Merrimac Street.
- m. Standard 4: The report includes a Long Term Pollution Prevention and Operations and Maintenance Plan document that is undated. We recommend the Applicant clarify/address the following relative to the document:
 - 1. Please provide an endorsement for the illicit discharge statement to meet compliance with standard 10.
 - 2. Please clarify/address the following in the Post Construction BMP's that is part of Standard 4, which appear to be absent and typically includes the following:
 - A. Good housekeeping practices;
 - B. Provisions for storing materials and waste products inside or under cover;

June 13, 2024

Amesbury Planning Board &

Amesbury Community and Economic Development

Attn: Mr. Pascal Rettig & Mr. Nipun Jain

Page 9 of 11

**Reference: Peer Review of Site Plan Application for 2-14 & 13 Merrimac Street
Assessor Map 88, Lots 1 and 82 – Amesbury, MA
Applicants: 14 Merrimac Street LLC and 13 Merrimac Street LLC**

- C. Vehicle washing controls;
 - D. Requirements for routine inspections and maintenance of stormwater BMPs and checklist that identifies each BMP (provide O&M manuals for all systems);
 - E. Spill prevention and response plans;
 - F. Provisions for maintenance of lawns, gardens, and other landscaped areas;
 - G. Requirements for storage and use of fertilizers, herbicides, and pesticides;
 - H. Pet waste management provisions;
 - I. Provisions for solid waste management;
 - J. Snow disposal and plowing plans relative to Wetland Resource Areas (including location plan);
 - K. Winter Road Salt and/or Sand Use and Storage restrictions;
 - L. Street/parking lot sweeping schedules;
 - M. Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges.
 - N. Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
 - O. A plan identifying each location requiring maintenance under the BMPs should be included in the document.
- 3. Amesbury is a MS4 community, and we recommend copies of the stormwater inspection checklists be provided to the City on an annual basis.
 - 4. We recommend the updated document be a separate complete document as typically requested by the Board.
- n. Standard 4: The water quality calculations for the TSS removal in the report indicate the calculations is based upon only the pavement areas contributing the CDS unit (0.49 ac.), but does account/ address that all of the subcatchment flow (0.63 ac) will be directed to the CDS unit. Please update the calculation to address the total flow to the unit and demonstrate the unit is properly sized to address and treat the flow.
 - o. Standard 4: The analysis does not indicate or address treatment of the new pavement relative to post development subcatchment P1F. The report and analysis should be revised to provide addition information to clarify how this standard has been met under this design.
 - p. Standard 7: The proposed site features in the report does not identify/discuss if hull painting, service, and maintenance is part of the project. Please update accordingly.
 - q. Standard 8: The report includes a document noted as Erosion and Sediment Control BMP's but does not reference the plans and details. We note this section also indicates the project is subject to an EPA Construction General Permit (CGP) and SWPPP has not been prepared or provided. We recommend the Applicant clarify/address the following relative to standard 8:
 - 1. Provide necessary erosion control measures along the resource areas since a 50-foot buffer is not provided in accordance with section 2.2.1.a. of the CGP. Please include construction details of the measures in the project plan set.

June 13, 2024

Amesbury Planning Board &

Amesbury Community and Economic Development

Attn: Mr. Pascal Rettig & Mr. Nipun Jain

Page 10 of 11

**Reference: Peer Review of Site Plan Application for 2-14 & 13 Merrimac Street
Assessor Map 88, Lots 1 and 82 – Amesbury, MA
Applicants: 14 Merrimac Street LLC and 13 Merrimac Street LLC**

2. Names of Persons or Entity Responsible for Plan Compliance with the erosion and sediment control plan;
 3. Identify temporary sediment basin areas and provide detail drawings and specifications for erosion control BMPs, including sizing calculations;
 4. Construction Sequencing Plan;
 5. Sequencing of Erosion and Sedimentation Controls;
 6. The total disturbance does not account for the sidewalk reconstruction or utility impacts within Merrimac Street. The plan should be updated accordingly.
 7. Location of the waste material dumpster, hazardous waste, and sanitary waste facilities noted on the plans are absent and should be indicated.
 8. Inspection and Maintenance Log Form.
- r. An estimated operations and maintenance budget per Standard 9 was absent. Please include in an updated submission.
- s. The existing conditions characteristics in the report does not identify/discuss the 100-year flood plain of the site. Please update accordingly.

Other information for Planning Board Consideration under a Special Permit:

1. Special Permit under Section XII.F of the Bylaws:
 - A. The submission includes colored plans of the Applicant's determination of flood storage for the existing and proposed conditions. We recommend the Applicant clarify/address the following relative to the submitted plans:
 1. The existing plan indicates areas below elevation 6 that are altered along the Pow Wow River, but the submission does not address the existing and proposed changes. Please update accordingly.
 2. The existing plan implies the existing buildings are floodproofed by the lack of color, but documentation that the existing buildings are floodproofed was absent from the submission. Based upon a site visit (see photos 11-14), it appears only the existing dwelling with the retaining wall may meet this criteria, but spot elevations of the wall and floor elevations were absent for the submission. Please review and provide additional information that supports the information presented on the existing conditions plan.
 3. The existing conditions plan indicates the existing stairs are not part of the flood plain. Please explain, especially since they are part of the floodplain in the proposed conditions.
 4. The small rectangular area at the southwest corner of the site is shown in the floodplain in the existing conditions, but not under the proposed conditions. Please explain and update accordingly.
 5. Under the proposed conditions, we would anticipate the elevator shaft would be floodproof. Please review and clarify as appropriate.
 6. The proposed plan indicates a narrow area of elevation 6-7 is created along the back of the existing seawall. Please clarify what is being proposed on the grading plan for proper construction.



June 13, 2024

Amesbury Planning Board &
Amesbury Community and Economic Development
Attn: Mr. Pascal Rettig & Mr. Nipun Jain
Page 11 of 11

**Reference: Peer Review of Site Plan Application for 2-14 & 13 Merrimac Street
Assessor Map 88, Lots 1 and 82 – Amesbury, MA
Applicants: 14 Merrimac Street LLC and 13 Merrimac Street LLC**

7. Upon revision to address the above, please demonstrate that the proposed development will comply with XII.F2.g.
2. The submission does not address if some of the marina boat spaces would be converted to provide public boat access to the restaurant. The Applicant should consider this as an alternative relative to the required parking for the project noted above, and as appropriate and acceptable to the Board.
3. The Applicant has submitted an NOI application to the Conservation Commission and DEP for this project that is currently under consideration by the Commission and DEP.
4. The project proposes changes to the existing marina site that alters the marina building location, introduces non-marina uses to the site, and appears to require an update to the Chapter 91 license. The submitted information does not address this issue or address if a separate chapter 91 license or modification is to be obtained under this application. The Applicant should provide additional information and supporting documentation that demonstrates how the Chapter 91 license for this project application will be addressed and obtained that is acceptable to the Planning Board.

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 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.



Michael Leach, CPESC, CESSWI, CWS
Senior Associate
Phone: (603) 206-7538
michael.leach@stantec.com



Gerard Fortin, PE
Senior Principal
Phone: (603) 206-7544
gerard.fortin@stantec.com

Attachment; Site visit at 2-14 and 13 Merrimac Street 5-24-2024



Photo 1 – View southerly towards the Merrimack River of the existing marina driveway and the existing boat launch access driveways located on both sides of the utility pole. The development proposes to construct a sidewalk from the marina site along Merrimac Street and adjacent to the existing utility pole that will remove the boat launch access located to the left of the utility pole. A sidewalk and cross walk are proposed in the lower portion of the photo.



Photo 2 – View northerly from the adjacent boat launch driveway along Merrimac Street towards the marina driveway. The development proposes to construct a sidewalk from the marina site along Merrimac Street and adjacent to the existing utility pole, which would remove the existing boat launch driveway seen between the pole and transformer located within the yellow bollards. A sidewalk and cross walk are proposed across Merrimac Street in the upper left of the photo



Photo 3 – View from the westerly side of Merrimac Street northerly of the existing sidewalk adjacent to the existing dwelling and proposed sidewalk and cross walk location.



Photo 4 – View from the westerly side of Merrimac Street southerly of the existing sidewalk adjacent to the existing dwelling at 13 Merrimac Street and proposed sidewalk and cross walk location. The boat launch driveways can be seen in the upper portion of the photo.



Photo 5 – View from the westerly side of Merrimack Street southerly of the existing gravel driveway to 13 Merrimac Street (Lot 82) and the existing 4-foot wide sidewalk and proposed 5-foot wide sidewalk reconstruction. The existing dwelling on Lot 82 can be seen in the upper portion of the photo.



Photo 6 – View southerly from the northwesterly corner of the site adjacent to the westerly side of the building looking along the Merrimac Street roadway embankment. A proposed retaining wall would impact the existing roadway embankment. The existing retaining wall is seen in the lower portion of the photo.



Photo 7 – View southwesterly along the westerly property line near the property corner at the Merrimack River where a few portions of the retaining wall were observed to be loose.



Photo 8 – View northeasterly along retaining wall along the edge of the Merrimack River where a few portions of the retaining wall were observed to be loose. The existing marina building is at the upper left of the photo.



Photo 9 – View westerly of the existing retaining wall condition at the southeasterly corner of the site at the juncture of the Merrimack and Pow Wow Rivers.



Photo 10 – View northwesterly along the Pow Wow River and of the existing foundation of the building to remain in need of repair. Some invasive species appeared to be present along the embankment.



Photo 11 – View from the end of the retaining wall at the Pow Wow River along the river bank edge toward the building to remain and the ground level building access. Some invasive species appeared to be present along the embankment.



Photo 12 – View northerly from the retaining wall along the Merrimack River of the existing marina building and ground level access. The existing paved site driveway at Merrimac Street is located in the upper left of the photo.



Photo 13 – View northeasterly from near the Merrimack River retaining wall of the ground level marina building access and the adjacent building with a retaining wall and stair access.



Photo 14 – View northwesterly of the existing westerly maintenance building to be removed and the ground level access.