



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

February 4, 2025
File 179451007

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 Report and System Second Peer Review for Site Plan Application for
Assessor Map 85 - Lot 59 at 80 Haverhill Road - Amesbury, MA
Applicant: 80 Haverhill Road LLC**

Dear Mr. Rettig and Mr. Jain:

As requested, Stantec Consulting Services, Inc. (Stantec) has conducted a second review of the stormwater report and system submitted with the site plan and special permit application relative to the proposed development at 80 Haverhill Road. The review was based primarily on the Applicant's response memo to Stantec's January 13, 2025 Peer Review letter to the Planning Board and the revised plans and supporting documents/information provided to Stantec. We note the following materials have been provided:

1. Site Plan for 80 Haverhill Road in Amesbury MA., dated November 2024 and last revised 1/21/25 Sheets C-1 thru C-11, prepared by Millennium Engineering, Inc.
2. Copy of letter to Amesbury Planning Board dated January 21, 2025 Relative to response to peer review comments for 80 Haverhill Road, prepared by Millennium Engineering, Inc.
3. Copy of letter to Amesbury Planning Board dated January 22, 2025 relative to 80 Haverhill Road prepared by MTC.
4. Copy of letter to Amesbury Planning Board dated November 8, 2024 relative to waiver requests prepared by MTC.
5. Stormwater Management Report for the Proposed Site Improvements at 80 Haverhill Road Amesbury MA dated November 8, 2024 and last revised January 21, 2025 prepared by Millennium Engineering, Inc.
6. Long-Term Pollution Prevention and Operation and Maintenance Plan for Site plan at 80 Haverhill Road in Amesbury, MA dated November 8, 2024 and last revised January 21, 2025 prepared by Millennium Engineering, Inc.
7. Pollution Prevention and Operation and Maintenance Plan – Construction Phase for Site plan at 80 Haverhill Road in Amesbury, MA dated November 8, 2024 and last revised January 21, 2025 prepared by Millennium Engineering, Inc.

As noted in our previous letter, the Applicant's submission proposes to redevelop the existing historic site at 80 Haverhill Road. The submitted plans indicate the currently remaining portion of the existing historic structure will be retained with the interior remodeled and the recently removed barn will be reconstructed in generally the same location to create 8 dwelling units with 8 garage spaces within the new/modified structure. The submitted site improvements indicate construction of a curbed paved driveway and parking areas with site grading, installation of three separate subsurface stormwater facilities, catch basins and associated drain pipes, stormwater treatment systems,



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retaining walls, landscaping, fencing, and new water and sewer services to the building connected to existing municipal utilities in Haverhill Road.

Based upon the Applicant's submission noted above in response to the June 13, 2024 letter, we offer the following general comments in the format of retaining the original comment when needed, *noting the Applicant's response (italics)*, and providing our **subsequent comment (bold)** as needed:

A. Stormwater Management Report:

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

1. Standard 1: The Applicant proposes new paved driveway from Haverhill Road with a portion of the new paved driveway located within the City's ROW (an off-site area) that is not addressed in the report or analysis. Based upon the limited design grading information presented, it appears the driveway will create sheet flow discharge towards and within the ROW and pavement of Haverhill Road 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.

Due to site constraints, it is not feasible or practical to catch and treat the 7' of (off-site) driveway. MEI believes the 7 ft. of pavement proposed within the Haverhill Road ROW is de minimis and will not cause an increase in runoff.

We note this portion of the proposed development is located in the City's Haverhill Road ROW. We recommend the Applicant obtain documentation from the Department of Public Works that the proposed improvements within the ROW are acceptable for inclusion in the Planning Board's project file.

2. **Comment addressed with revised submission.**
3. **Comment addressed with revised submission.**
4. **Comment addressed with revised submission.**
5. Standard 2: The report lacks hydraulic pipe calculations for the proposed pipes and pipe network systems indicating the system pipe velocities, hydraulic grade line/elevations to demonstrate the proposed systems are of adequate size to convey flow under gravity conditions for the storm events and demonstrate the minimum velocity of 3 FPS and maximum 10 FPS are provided per section 7.10.C of the Amesbury Subdivision Rules and Regulations. The analysis should be updated accordingly.

MEI has revised the stormwater report to include pipe sizing calculations.

The hydraulic calculations provided with this submission indicate the proposed design pipe velocities are less than 3 FPS and do not comply with section 7.10.C of the Amesbury Subdivision Rules and Regulations. We recommend the Applicant update the design in

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compliance with the regulations or submit a written waiver request for Planning Board consideration.

Standard 4: The checklist indicates a Long Term Pollution Prevention Plan (LTPPP) document is included in the report, which is undated. Upon review, we note the document includes both construction information (Standard 8) and some information on Post construction BMP's (Standard 4), but the document lacks the necessary items noted under the standard.

A. Please clarify/address the following items in the Post Construction BMP's that is part of Standard 4, which appear to be absent and which typically includes the following:

1. **Comment addressed with revised submission.;**
2. **Comment addressed with revised submission.;**
3. **Comment addressed with revised submission.;**
4. Requirements for routine inspections and maintenance of each stormwater BMP and checklist that identifies each BMP(provide O&M manuals for all systems);

The Applicant shall update the document to include a checklist for each BMP (i.e.. CB1, CB2, etc.) to demonstrate each BMP is inspected and include manufacturers' O&M manuals for each CDS and chamber system in a revised submission.

5. **Comment addressed with revised submission.;**
6. **Comment addressed with revised submission.;**
7. Requirements for storage and use of fertilizers, herbicides, and pesticides;

The Applicant shall update the document to clarify if storage of fertilizers, herbicides, and pesticides will occur on the site, and indicate and label the location, as applicable, in a revised submission.

8. Pet waste management provisions:

The submitted document notes: "Marina patrons and restaurant guests shall be responsible for picking up and disposing of all pet waste into waste containers." that does not appear to be correct. Please review and revise to be representative of this project in a revised submission.

9. Provisions for solid waste management;

The Applicant shall update the site plans to clarify the location of the dumpster on site noted in the revised document and provide appropriate construction details in the plan set for proper dumpster construction in a revised submission.

10. Snow disposal and plowing plans (including location plan);
The Applicant shall update the document to include a plan indicating and labeling the snow storage locations for the site in a revised submission.

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11. **Comment addressed with revised submission;**
12. **Comment addressed with revised submission;**
13. **Comment addressed with revised submission.**
14. **Comment addressed with revised submission.;**
15. A plan identifying each BMP location requiring maintenance under the BMPS should be included in the document.

The Applicant shall update the document to include a plan indicating and labeling the location of each site BMP consistent with the checklist noted above in #4 in a revised submission.

16. **Comment addressed with revised submission;**

B. Amesbury is a MS4 community, and we recommend copies of the stormwater inspection checklists be provided to the City on an annual basis. This should be noted in the document.

The Applicant should update the document to note that copies of the stormwater inspection checklists will be provided to the City on an annual basis in a revised submission.

- C. **Comment addressed with revised submission.**
- D. **Comment addressed with revised submission.**

MEI has provided separate operation and maintenance manuals for both Construction phase and post construction phase. Please refer to the documents for the additional information requested above.

The Applicant shall update the document to address the above comments and provide a complete revised submission.

6. Standard 4: It is unclear if the adjusted water quality calculations for the TSS removal in the report has addressed the pavement located in the ROW as identified in comment 1 above under standard 1. Please review and clarify in the updated submission.

As explained in comment 1, MEI believes the 7ft. of pavement within the Haverhill Road ROW is de minimis. Furthermore, it would require impractical grade alterations in attempt to catch and treat the insignificant amount of impervious area.

As noted above in comment 1, we note this portion of the proposed development is located in the City's Haverhill Road ROW. We recommend the Applicant obtain documentation from the Department of Public Works that the proposed improvements within the ROW are acceptable for inclusion in the Planning Board's project file.

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7. The report does not include supporting information relative to Standard 6. Are there any critical habitats in proximity to the site? Please clarify and include supporting information in the updated submission.

There are no critical habitats in proximity to the site.

The Applicant should update the Existing site Characteristics in the report to note/state this accordingly.

8. **Comment addressed with revised submission.**
9. **Comment addressed with revised submission.**
10. **Comment addressed with revised submission.**

B. Site Plan Set:

1. We recommend the Applicant clarify/address the following relative to the grading and drainage plan – sheet C-6:
 - A. The drainage design indicates HDPE pipe is proposed, which 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.

The applicant has requested a waiver from section 8.04A.1 of the Amesbury subdivision rules and regulations requiring the use of RCP pipe for the drainage system.

The Planning Board will need to consider the Applicant's waiver request for the stormwater system design under this project.

B. Comment addressed with revised submission.

- C. The Applicant's stormwater design at CB#1 and CB#2 indicates the proposed pipes will have less than 1 foot of cover, which does not meet the cover requirements of HDPE pipe, and will be placed within the gravel portion of the pavement cross section, which is not recommended. We note that none of the proposed drain pipes 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.

MEI disagrees with this comment. The proposed rim grades of CB1 and CB2 are 122.15' with invert grades of 119.15' providing 2' minimum of cover of the drain pipes. Per AASHTO, the Minimum cover in traffic applications for HDPE pipe diameters from 4"- 48 is 1 ft. The applicant has requested a waiver from section 8.04A.1 of the Amesbury subdivision rules and



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regulations requiring a minimum of 3 feet of cover over drainage pipes

The Planning Board will need to consider the Applicant's waiver request for the stormwater system design under this project.

- D. **Comment addressed with revised submission.**
- E. **Comment addressed with revised submission.**
- F. It is unclear if the proposed curbed driveway that is extended to the edge of uncurbed pavement at Haverhill Road will impact the existing roadside drainage pattern/swale. Please clarify and provide supporting information/documentation that the Department of Public Works will allow curbing to extend into the uncurbed ROW at the proposed driveway.

MEI has revised the plans to remove all curbing within the ROW.

It is unclear if the proposed driveway would impact the existing roadside drainage pattern/swale. We note this portion of the proposed development is located in the City's Haverhill Road ROW. We recommend the Applicant obtain documentation from the Department of Public Works that the proposed improvements within the ROW are acceptable for inclusion in the Planning Board's project file.

- G. **Comment addressed with revised submission.**
2. **Comment addressed with revised submission.**

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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Design with community in mind