



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

January 13, 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 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 an initial 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 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. Site Plan for 80 Haverhill Road in Amesbury MA., dated November 2024 Sheets C-1 thru C-11, prepared by Millennium Engineering, Inc.; Landscape Plan - sheet L01, and Architectural Plans – 16 sheets dated 23 October 2024 prepared by Graf Architects.
2. Copy of letter to Amesbury Planning Board dated November 8, 2024 with attachments relative to Planning Board Historic Preservation Special Permit Request prepared by MTC.
3. Copy of letter to Amesbury Planning Board dated November 8, 2024 relative to waiver requests prepared by MTC.
4. Stormwater Management Report for the Proposed Site Improvements at 80 Haverhill Road Amesbury MA dated November 8, 2024 prepared by Millennium Engineering, Inc.
5. Copy of letter to Amesbury Planning Board dated October 28, 2024 with attachments relative to Traffic Memo prepared by Millennium Engineering, Inc.
6. 80 Haverhill Road Rendering, file date November 8, 2024, unauthored.
7. Copy of Special Permit Application with abutters.

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. In addition, a review of the traffic report 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 the review of the project site plan design, landscaping, lighting, signs, and traffic per Sections XI.C and XII-J2 of the bylaws will be conducted by the Community & Economic Development Department.

We note 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

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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, retaining walls, landscaping, fencing, and new water and sewer services to the building connected to existing municipal utilities in Haverhill Road. Based upon the above submitted information we offer the following general comments:

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.
2. Standard 2: The report does not address the impacts to abutting Lot 60 Map 85 (78 Haverhill Road) under the pre and post development conditions to demonstrate compliance is achieved. The analysis should be updated accordingly.
3. Standard 2: The existing conditions delineation for subcatchment E1 and E3 is incomplete and does not address/account for the off-site areas that may contribute sheet flow to the site from abutting lot 60. We note the proposed grading design indicates portions of the finish grade along the easterly side of the proposed driveway is above the existing grading and will sheet flow to the abutting lot that is not addressed in the report. 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.
4. Standard 2: The existing conditions delineation for subcatchment E2 appears incomplete and does not address/account for any off-site areas that may contribute sheet flow to the site from portions of abutting lot 58 (82 Haverhill Road). 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.
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

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- maximum 10 FPS are provided per section 7.10.C of the Amesbury Subdivision Rules and Regulations. The analysis should be updated accordingly.
6. 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. Good housekeeping practices;
 2. Provisions for storing materials and waste products inside or under cover;
 3. Vehicle washing controls;
 4. Requirements for routine inspections and maintenance of each stormwater BMP and checklist that identifies each BMP (provide O&M manuals for all systems);
 5. Spill prevention and response plans;
 6. Provisions for maintenance of lawns, gardens, and other landscaped areas;
 7. Requirements for storage and use of fertilizers, herbicides, and pesticides;
 8. Pet waste management provisions;
 9. Provisions for solid waste management;
 10. Snow disposal and plowing plans (including location plan);
 11. Winter Road Salt and/or Sand Use and Storage restrictions;
 12. Driveway/parking lot sweeping schedules;
 13. Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges.
 14. Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
 15. A plan identifying each BMP location requiring maintenance under the BMPS should be included in the document.
 16. Name of the stormwater management system owners;
- 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.
- C. Please provide an endorsement for the illicit discharge statement to meet compliance with standard 10.
- D. We recommend the updated document be a separate complete document as typically requested by the Board.
7. 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.
8. 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.
9. Standard 8: The report includes information relative to the Erosion and Sediment Control BMP's in the LTPPP document, which should be provided in a separate document. We

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note the current information does not reference the plans and details. We note this section also indicates the project is not subject to an EPA Construction General Permit (CGP) and a SWPPP has not been prepared or provided. We 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:

- A. Narrative.
 - B. Construction Period Operation and Maintenance Plan;
 - C. Names of Persons or Entity Responsible for Plan Compliance;
 - D. Construction Period Pollution Prevention Measures (i.e., stockpiles, waste material dumpster, hazardous waste, sanitary waste facilities, etc.);
 - E. Erosion and Sedimentation Control Plan Drawings;
 - F. Detail drawings and specifications for erosion control BMPs,
 - G. Vegetation Planning;
 - H. Site Development Plan;
 - I. Construction Sequencing Plan;
 - J. Sequencing of Erosion and Sedimentation Controls;
 - K. Operation and Maintenance of Erosion and Sedimentation Controls;
 - L. Inspection Schedule;
 - M. Maintenance Schedule;
 - N. Inspection and Maintenance Log Form
10. An estimated operations and maintenance budget per Standard 9 was absent. Please include with updated submission in the LTPPP.
11. The report includes separate tables for the pre and post conditions. We recommend the report be updated to provide a summary table showing the pre and post development flows to each location with a summary of changes under the post development conditions to simply clarify compliance as typically requested by the Board. Please update the report accordingly.

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.
 - B. Please label the size, type, length, and slope of the drain pipe from CDS#2 to the chamber pipe manifold, and please label the size, type, length, and slope of each of the chamber system manifold pipes for proper construction.

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- 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.
 - D. Please revise the design to provide the minimum pipe size of 12 inches between CB#4 and CDS#2 per 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.
 - E. The proposed 124 contour along the easterly side of the driveway does not appear to be properly graded based upon the spot elevation of 124.4 and the 124 contour crossing the driveway to provide the necessary shoulder width to support for the proposed curb along the driveway before grading to meet existing ground. In addition, it is unclear that the existing drainage flow at the northeasterly edge of the existing driveway will be maintained with the proposed grading of the 124 contour. We recommend the Applicant provide an enlarged detail along the easterly side of the proposed driveway clarifying the existing and proposed grading design intent including spot elevations to demonstrate that the proposed development will not discharge runoff to the abutter as implied in the submitted stormwater report. The enlarged detail should clarify and ensure proper construction in the vicinity of the abutter and proposed fence. Please update the plan set accordingly. In addition, please label the proposed curb on the site plan for clarify.
 - 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.
 - G. We recommend inspection ports be provided for each subsurface stormwater system. Please indicate the locations on the plan and provide a detail in the plan set for proper construction.
2. We recommend the Applicant clarify/address the following relative to the erosion and sedimentation control plan – sheet C-8:
- A. Please indicate and label the proposed topsoil stockpile location on the plan and the proposed erosion control measures noted in the LTPPP construction information provided in the stormwater report. We note that this description calls for silt fence that is inconsistent with the project details. Please review and update as applicable.
 - B. Please indicate, label, and provide a detail for catch basin inlet protection for proper construction.



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- C. Due to the limited site constraints, we recommend the Applicant indicate and label the initial locations of typical construction BMP's such as waste material dumpsters, hazardous waste storage, sanitary waste facilities, concrete/construction washout areas, vehicle maintenance/refueling locations, etc. Please review and revise the plan accordingly.
- D. We recommend a construction sequence be noted on the plan.
- 3. We recommend the Applicant clarify/address the following relative to the project details:
 - A. The elevation information provided in the Stormtech SC310 detail on sheet C-10 do not match the site plan or stormwater report elevations. Please review and revise accordingly to be consistent with project design.
 - B. Please label the size, type, length, and slope of each of the chamber system manifold pipes for proper construction in the details on sheet C-10.
 - C. Please provide a typical drain pipe trench detail in the plan set for proper construction.
 - D. Please indicate and label the proposed bedding for the Contech CDS units in the detail on sheet C-11.

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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