

Ms. Kathleen Colwell
Planning Division Director
Department of Economic and Community Development
41 Pleasant Street
Methuen, MA 01844

September 6, 2022

Re: 46 Old Ferry Road, Methuen, MA
Civil Engineering Peer Review

Dear Ms. Colwell and Members of the Planning Board:

On behalf of the City of Methuen, TEC, Inc. reviewed documents as part of the civil engineering peer review for the project proposed at 46 Old Ferry Road. Triple G, LLC ("Applicant") submitted the following documents prepared by Fieldstone Land Consultants, PLLC ("Fieldstone"), which were reviewed by TEC for conformance with the City of Methuen Zoning Ordinance, Massachusetts Stormwater Handbook, and industry standards and best management practices:

- Site Construction Plans for "Pie Hill Warehousing", 46 Old Ferry Road, Methuen, MA 01844, prepared by Fieldstone, dated April 4, 2022; revised August 29, 2022.
- Stormwater Management Report, prepared by Fieldstone, dated April 4, 2022; revised; August 30, 2022.
- Revised Traffic Assessment, prepared by Vanasse & Associates, Inc., dated April 1, 2022
- Pie Hill Warehousing Noise Review, prepared by Cross-Spectrum Acoustics, dated July 11, 2022.

For consistency, the original comment numbers have been retained from the most recent TEC Peer Review letter on August 26, 2022. The Applicant's responses to the comments are shown as **bold**; TEC's responses are shown as *italic*. To limit unnecessary duplication, comments that were previously addressed by the Applicant have been removed from the letter.

Upon review of the documents and plans, TEC has compiled the following comments for the Board's consideration:

Site Plan Review

35. *Building size shown in plan view (147,840 square feet) differs from what is in the general notes and parking calculations (150,976 square feet), please clarify.*

Fieldstone: The building was revised to 147,840 square feet to increase buffering. The parking note is updated.

TEC: Comment partially resolved. The building size in plan view (147,840 square feet) still differs what is in the general notes (150,976 square feet). The Applicant should update sheet MP-1. TEC recommends that this plan revision be included as a condition of approval.

Fieldstone: Note #2 on sheet MP-1 has been revised to list the building at 147,840 square feet.

TEC: Comment addressed

42. Volume #3 for pond P14 in the Hydrocad analysis does not appear to reflect contours shown on GR-2. TEC recommends the Applicant revise the contours on GR-2, and include a BMP map and detail.

Fieldstone: Volume 3 for stormtech chamber system 2 (P14) was originally intended to depict overflow through catch basins onto the pavement. The runoff now does not exceed the chambers and volume #3 has been removed.

TEC: Comment not resolved. Volume #3 is still included in the calculation and provides a significant portion of the 100-yr storage volume. Furthermore, the infiltration calculation for this pond is using the surface area from volumes 1, 3, and 4 combined for the discarded flowrate. Currently the HydroCAD model is using a 48,485 sf surface area for infiltration with a system with dimensions of 49'x410'(20,090 sf). One would expect a maximum discarded flowrate of <0.5cfs with the 1.0 in/hr infiltration rate used. TEC recommends eliminating Volume #3(or at least correcting the areas based on proposed grading) and including Volume 4 in Volume 1A by deselecting the “use typical spacing” option in the chamber wizard and adding the extra foot of stone to the stone base value. This should eliminate the issue of double counting the infiltration area.

Fieldstone: The stormtech pond(P14) has been revised to specify the MC-3500 chamber in place of the SC-740. The larger chambers do not require additional stone storage beyond the required 9", and volume #4 has been removed. Volume #3 has been revised and reflects the contours depicted on sheet GR-2. The top of volume 3 is an elevation of 240.0 and a total area of 1,020 square feet. Volume #3 also no longer allows exfiltration. Due to these revisions the discarded flowrate is 0.42 cfs and meets local and state regulations.

TEC: Comment addressed

Please do not hesitate to contact me directly if you have any questions concerning our comments at 978-794-1792. Thank you for your consideration.

Sincerely,
TEC, Inc.
“The Engineering Corporation”



Peter F. Ellison, PE
Director of Strategic Land Planning