

The Morin-Cameron

GROUP, INC.

May 20, 2022

Ms. Kathleen Colwell
Planning Division Director
City of Methuen – Community Development Board
41 Pleasant Street
Methuen, Massachusetts 01844

RE: Response to Methuen Department of Public Works Review Comments
501 & 600 Griffin Brook Drive
Site Plan Review

Dear Ms. Colwell:

On behalf of Griffin Brook Drive Owner LLC, The Morin-Cameron Group, Inc. (MCG) has provided the following responses to the review letter prepared by the Methuen Department of Public Works (DPW) on May 10, 2022. The comments are *italicized* and listed, and the MCG responses follow each comment.

We offer the following in response to the comments:

General

1. **DPW Comment:** *The proposed project will impact an intersection and roadway under MassDOT jurisdiction. MassDOT should be given an opportunity to review the project and assess its impacts on their roadway. Copies of correspondence with MassDOT should be provided.*

MCG Response: MassDOT will be given an opportunity to review the project.

2. **DPW Comment:** *A construction detail of the 20' Emergency Access should be provided. The access must be usable in all weather conditions and must be able to withstand snow plowing.*

MCG Response: An Emergency Access detail has been provided.

Water

1. **DPW Comment:** *A fire hydrant should be provided somewhere between the existing and proposed buildings.*

MCG Response: A fire hydrant has been provided within the proposed parking lot area.

Sewer

1. **DPW Comment:** *The Applicant should provide documentation demonstrating each of the two-sewer pumping stations on Griffin Brook Drive have sufficient capacity to support the proposed project.*

CIVIL ENGINEERS • LAND SURVEYORS • ENVIRONMENTAL CONSULTANTS • LAND USE PLANNERS

25 Kenoza Avenue, Haverhill, MA 373-0310
Providing Professional Services Since 1978
www.morincameron.com

MCG Response: Applicant has requested information from the sewer pumping stations operator. This information will be provided prior to submitting building permit.

2. **DPW Comment:** *The plan depicts an 8" PVC SDR-35 pipe exiting the building. This is not consistent with the Massachusetts Plumbing Code Jurisdiction extends 10' from foundation).*

MCG Response: An 8" cast iron pipe will be used within 10' from the foundation.

3. **DPW Comment:** *The plan depicts an 8" PVC SDR-35 pipe exiting the building. Typically, 6" pipe is sufficient for a sewer service connection.*

MCG Response: The 8" PVC SDR-35 pipe will remain as the applicant wants to ensure a large enough pipe size for potential tenants. Final wastewater calculations can be provided once a tenant is under contract.

Drain

1. **DPW Comment:** *An 18" pipe from Pond 1, OCS-1 is described in the Stormwater Calculations as 120' long. The same pipe scales approximately 85' long on the plan set. Which is correct?*

MCG Response: The plan set is correct. The Stormwater Calculations have been updated with the correct pipe length.

2. **DPW Comment:** *The weir detail for OCS-2 on page C-14 of the plan set depicts an un-dimensioned step in the weir. This depiction does not agree with the stormwater calculations, please clarify.*

MCG Response: The depiction on page C-14 has been updated to accurately reflect the stormwater calculations.

3. **DPW Comment:** *An underdrain should be provided for the infiltration basins, in accordance with Mass DEP Stormwater Manual.*

MCG Response: An underdrain will be provided for each infiltration basin and is shown on the accompanying detail.

4. **DPW Comment:** *A forebay should be provided on Pond 2.*

MCG Response: A forebay is not provided for Pond 2 because there is a proposed pre-treatment structure in place of a conventional forebay.

5. **DPW Comment:** *Soil testing should be provided within the footprint of Pond 2, in accordance with Mass DEP Stormwater Manual.*

MCG Response: The proponent is willing to accept a condition to excavate a test hole prior to construction of the infiltration basin P2. This area is not currently accessible due to fences, guardrails, and mature tree growth. Extensive disturbance to the active part of the property and buffer zone would be needed to test this area.

6. **DPW Comment:** *The proposed west side drainage system appears to connect to an existing drainage feature downstream of DMH-6. According to the existing conditions plans, the existing structures have devices installed to restrict the flow, functioning as an outlet control structure. If the intent is to connect to the existing structure, the stormwater calculations should be revised to include the existing so the impact on the proposed drainage system can be quantified.*

MCG Response: These devices are treatment systems. Flow will be reduced to them as documented in the stormwater calculations. Other pretreatment of portions of the existing paved area have also been added

7. **DPW Comment:** *A construction detail of CB-14 should be provided as it appears elevation constraints will prohibit the use of a standard catch basin.*

MCG Response: A detail has been added to sheet C-11 to show the area drain being used for CB-14.

8. **DPW Comment:** *A construction detail of basin P-4 and OCS-4 should be provided.*

MCG Response: A detail sheet (C-15) has been added to show P-4 and OCS-4.

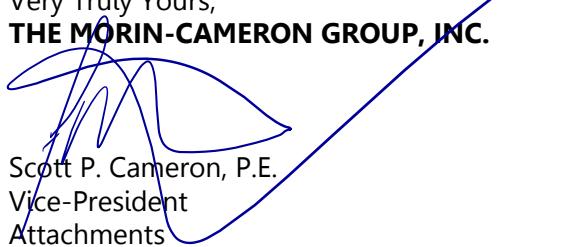
9. **DPW Comment:** *Calculations demonstrating the infiltration basins will drain completely in 72-hours should be provided.*

MCG Response: These are provided in the Stormwater Report.

We trust this information adequately addresses the review comments by the Methuen Department of Public Works for the proposed project located at 501 & 600 Griffin Brook Drive, Methuen, MA.

If you have any questions, please do not hesitate to contact our office at (978) 373-0310.

Very Truly Yours,
THE MORIN-CAMERON GROUP, INC.


Scott P. Cameron, P.E.
Vice-President
Attachments

cc: Griffin Brook Drive Owner LLC