



City of Methuen, Massachusetts

Department of Public Works

Engineering Division

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Neil Perry
Mayor

May 10, 2022

To: Community Development
City of Methuen

From: Stephen J. Gagnon, PWM
Engineering Department Administrator

Subject: 501 & 600 Griffin Brook Drive
Site Plan Review

As requested, I have reviewed the plan set, and Technical Report dated April 6, 2022, and prepared by The Morin-Cameron Group, Inc. and submitted on behalf of Griffin Brook Drove Owner LLC. Based on my review of the above I have the following comments to offer:

General

1. The proposed project will impact an intersection and roadway under MassDOT jurisdiction. MassDOT should be give an opportunity to review the project and assess its impacts on their roadway. Copies of correspondence with MassDOT should be provided.
2. 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.

Water

1. A fire hydrant should be provided somewhere between the existing and proposed buildings.

Sewer

1. 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.

2. 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).
3. The plan depicts an 8" PVC SDR-35 pipe exiting the building. Typically, 6" pipe is sufficient for a sewer service connection.

Drain

1. 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?
2. 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.
3. An underdrain should be provided for the infiltration basins, in accordance with Mass DEP Stormwater Manual.
4. A forebay should be provided on Pond 2.
5. Soil testing should be provided within the footprint of Pond 2, in accordance with Mass DEP Stormwater Manual.
6. 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.
7. A construction detail of CB-14 should be provided as it appears elevation constraints will prohibit the use of a standard catch basin.
8. A construction detail of basin P-4 and OCS-4 should be provided.
9. Calculations demonstrating the infiltration basins will drain completely in 72-hours should be provided.

The Project Engineer should address these issues in writing.