

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

May 6, 2022

Re: Engineering Peer Review  
Raising Cane's, 90 Pleasant Valley – Methuen, Massachusetts

Dear Ms. Colwell:

On behalf of the City of Methuen, TEC, Inc. (TEC) reviewed documents as part of the civil engineering peer review for the proposed site development located at 90 Pleasant Valley Street in Methuen, Massachusetts. Raising Cane's Chicken Fingers (the "Applicant") submitted the following documents which TEC reviewed for conformance with the City of Methuen Comprehensive Zoning Ordinance, Massachusetts Stormwater Handbook, and generally accepted industry standards:

- *Application for Special Permit and Site Plan Review*; prepared by Bohler Engineering.; Dated March 8, 2022
- *Site Plans for Raising Cane's Restaurant w/ Drive Thru in Methuen, MA*; prepared by Bohler Engineering; Dated April 5, 2022
- *Drainage Report for Raising Cane's Restaurant in Methuen, MA*; prepared by Bohler Engineering; Dated April 5, 2022
- *Traffic Memorandum for Raising Cane's Chicken Fingers in Methuen, MA*; prepared by Bohler Engineering, Dated April 15, 2022

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

#### **Traffic Memo**

1. The traffic memo provides discussion of the access and circulation, trip generation, queuing, and operations for the proposed 3,181 SF Raising Cane's restaurant. TEC concurs that the trips generated by the proposed restaurant will have minimal impact on the adjacent roadway system. Fast-food restaurants in commercial areas such as along Pleasant Valley Street will draw many of their trips from those that are either existing on the adjacent roadways (pass-by trips) or shared trips within the shopping center. The most significant traffic impact will be on the site itself in the drive-through storage areas.
2. The memo provided a description of the queuing during non-peak and peak times. During non-peak times, queuing storage for 12 vehicles is provided between the entrance of the drive-through window to the pick-up window. This is consistent with industry standards for fast food restaurants. During peak hours, the Raising Cane's restaurant staff will take orders in drive through lanes and bring them directly to the costumers, which expands the queuing spaces to 20 vehicles, utilizing the full length of the drive-through lanes. The memo indicates that this storage area is sufficient to accommodate peak period queue lengths. TEC recommends that

should peak queues longer than anticipated occur, the Applicant should make every effort to maintain queueing vehicles on the site, within the parking area, rather than allowing vehicles to queue on the primary circulation aisles of the shopping center.

### **Site Plan - Transportation**

3. The Applicant should provide turning templates showing the ability of delivery trucks and emergency vehicles to access, circulate, and egress the site.
4. TEC recommends a special condition requiring the relocation of the Margarita's dumpster area prior to start of construction of the Raising Cane's project.

### **Stormwater**

5. Overall, the project will result in a minor increase of impervious area at the site totaling 530 square feet. An underground infiltration system has been designed to mitigate this increase.
6. The project will utilize a combination of deep sump and hooded catch basins, water quality units, and subsurface infiltration system to collect, treat, infiltrate, and convey stormwater. Overall, it appears that the project has been designed to meet the Massachusetts Stormwater Standards.
7. TEC recommends a special condition requiring a test pit be excavated within the footprint of the proposed infiltration system (to be observed by a MA Soil Evaluator) prior to the issuance of a building permit.
8. TEC recommends a special condition requiring the submission of sizing calculations for the proposed water quality units.

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"*



Elizabeth M. Oltman, PE  
Director of Transportation Planning & ITS



Peter F. Ellison, PE  
Director of Strategic Land Planning