

January 2, 2024

**To:** Kathleen Colwell  
Planning Division Director  
City of Methuen  
41 Pleasant Street  
Methuen, MA 01844

**A&M Project #:** 3115-01A  
**Re:** Conditional Approval Responses  
Revision #3 – Final Approval  
Taco John's  
436 Broadway  
Methuen, MA 01844

**Copy:**

---

Dear Ms. Colwell,

Allen & Major Associates, Inc. (A&M) is in receipt of Notice of Decisions for both Site Plan and Special Permit approval, dated July 14, 2023. Please find A&M's responses to these comments below. The initial comments from the Community Development Board are provided, along with A&M's responses in **bold**.

- a) The final plans must be reviewed and approved for accuracy and conformance with the terms of this Approval by the City's Engineering Department, the City's Peer Review consultant (as may be required by the Board), and the Community Development Department. The final plans must be revised in accordance with comments received by the City of Methuen staff members and peer review agents as follows:
- i. The proposed exterior grease trap has a specified capacity of 1,000 gallons, DEP Wastewater Regulations require a minimum grease trap capacity of 1,500 gallons and must be revised accordingly.

**A&M Response: The grease trap detail has been revised to show a 1,500-gallon capacity. See revised Detail #1 on Detail Sheet C-503.**

- ii. Sanitary sewer manholes must be specified with internal ladder steps.

**A&M Response: The precast sewer manhole detail has been revised to show ladder steps. See revised Detail #9 on Detail Sheet C-503.**

- iii. All precast concrete sewer components must be specified with a double exterior coating of asphalt waterproofing.

**A&M Response: The precast sewer manhole detail has been revised to specify a double exterior coating of asphalt waterproofing. See revised Detail #9 on Detail Sheet C-503.**

- iv. The water component must have a minimum depth of cover of five (5) feet.

**A&M Response: The water components are detailed to show a minimum depth of cover of five (5) feet. See the "Typical Water Service Connection", Detail #3 and "Utility Trench", Detail #6 on Detail Sheet C-503.**

- v. Existing DMH, east of DMH-1, conflicts with a proposed wheelchair ramp and detectable warning panel.

**A&M Response: The existing DMH is to be removed for the proposed wheelchair ramp and detectable warning panel. DMH-1 has been proposed to maintain existing connections to EX. CB-3, and the catch basin to be replaced (CB-2).**

- vi. An existing steel guard rail appears to run along the northern side of the proposed development. Applicant should show the existing guard rail within the Site Plans.

**A&M Response: The existing guard rail location has been added to the Existing Conditions Plan, Sheet 1 and is referenced within the Site Plans.**

- vii. Utility connections to the existing utility pole are outside of the limit of work. The Applicant should revise their limit of work and provide the limit of work on the Utilities Plan.

**A&M Response: The limit of work has been revised to include the proposed connection to the existing utility pole and has been added to the Utilities Plan, Sheet C-104.**

- viii. The slope for the proposed drainage pipe from EX. CB-3 to DMH-1 is 0.1%. Applicant should revise the slope of the drainage pipe to have slope greater than or equal to 0.5%.

**A&M Response: The slope for the proposed drainage pipe matches the pipe's existing slope of 0.1%. The existing invert elevation from EX. CB-3 to DMH-1 (127.79) and interpolated invert into proposed DMH-1 (127.69) are maintained matching the existing pipe's slope. The existing pipe from DMH-1 to EX. CB-4 is to be maintained. The existing invert into DMH-1 from EX. CB-3 (127.69) and from DMH-1 to EX. CB-4 (127.69) are the same to maintain the existing pipe's slopes and prevent reverse flow.**

- ix. The Bioretention System Detail states a minimum of 1 foot from the seasonal high water table. The Massachusetts Stormwater Handbook states that bioretention areas should have a vertical separation of at least 2 feet from the seasonal high groundwater table (SHGWT) to the bottom of the bioretention area. Applicant should revise bioretention detail.

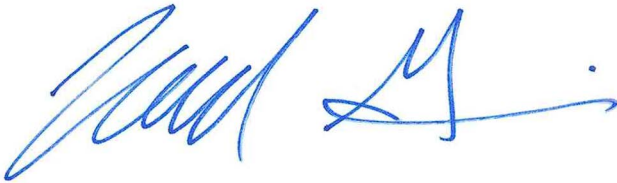
**A&M Response: The Bioretention System Detail has been revised, requiring 2 feet of separation from the bottom of the system to the seasonal high water table (SHGWT). See Detail Sheet C-504, Detail #4.**

January 2, 2024

- x. The "edge of pavement" elevation for the Rain Guardian-1 (Turret) is higher than the proposed 138' contour within the pavement area. Applicant should confirm that the elevation for the Rain Guardian is correct.

**A&M Response: The Rain Guardian-1 edge of pavement and outlet elevations have been modified. See the revised Grading and Drainage Plan, Sheet C-103.**

Very Truly Yours,  
**ALLEN & MAJOR ASSOCIATES, INC.**



Jared Grondin  
Project Designer

Attachments:

1. Site Development Plans, revised as of January 2, 2024.