

April 2, 2021

Newburyport Planning Board  
City Hall  
60 Pleasant Street  
Newburyport MA 01950

Re: 21-27 Hancock Street - Review of revised Plans dated March 31, 2021 and response from DCI to previous comments

Dear Board Members

I have reviewed the March 31, 2021 plan revisions for the project as well as the March 31, 2021 letter from DCI addressing my previous comments. As stated by Mr. Sawyer P.E. the design engineer for the project, the plans are not yet final since they do not contain necessary easements. Additionally, revisions are being made to the stormwater analysis to address my previous comments and therefore I cannot comment on the adequacy of the stormwater design. Because of these issues I cannot recommend approval at this time.

On Sheet T1 of the plan set Roadway Construction Waivers are listed. However as can be seen from a review of the Definitive Plan checklist many of the requirements of Section 5.4 Contents of Plan, of the Rules and Regulations Governing the Subdivision of Land in Newburyport are not met. While for such a small subdivision many of the required items may not be necessary waivers should be requested when the required materials are not provided. For instance, the pavement width is not provided in Hancock Street 5.44.b.7, roadway profiles are not provided, 5.4.4.c, nor are bearing and distance along the street centerline 5.4.4.b1. There are other instances where the information is provided but the criteria of the rule is not met as is the case with 5.4.2g Lot Frontage and Lot Width. The squares with sides equal to 80% of the required frontage are provided for each lot, however the squares fall outside the lot lines by a small amount. A waiver should be requested.

Attached is my response to Mr. Sawyers letter, a revised subdivision checklist for the March 31, 2021 plans and my previous stormwater review to which DCI is developing a response.

Very truly yours



Philip G. Christiansen. P.E.