

April 20, 2021

Newburyport Planning Board
City Hall
60 Pleasant Street
Newburyport MA

Re: 21-27 Hancock Street, - Plan and Stormwater Report Review – April 14,2021 submittal. - supplemental information provided April 20, 2021

Dear Board Members:

I have reviewed the following documents submitted April 14, 2021 and April 20,2021

- Plans entitled Courts and Lane Special Permit 21-27 Hancock Street, Leavitt Court Improvements
- A Stamped Landscape Plan
- A response from DCI concerning previous review comments
- Stormwater Management Analysis
- A transmittal letter from MTC concerning the above
- A revised Lotting Plan dated 4/20/21
- Closure calculations dated 4/20/21

Included for your review are

- A checklist of the information required in a Definitive Plan
- A Plan Review
- A Review of the Stormwater Analysis

With the supplemental information submitted on April20, 2021including a stamped Landscape Plan, a revised Lotting Plan and survey closure calculations the engineering portion of the application is complete

The Stormwater Analysis as submitted is adequate to describe the peak runoff rates and volumes and the potential impact on abutters. It does not include the Stormwater Checklist as required by the City of Newburyport Stormwater Management Regulations. That can be addressed when an application under local regulations is filed with the Department of Public Services. The site is less than one acre in size so that an NPDES permit is not required, and it is also outside the jurisdiction of the Wetlands Protection regulations so Mass Stormwater regulations do not apply.

In addition to the waivers listed on Sheet T1 a waiver request should be added for a waiver from Section 6.8.7 Intersections allowing a slope of 4.83% when a maximum slope of 4% is allowed. Also, a waiver from 3.3 Contents of Plan Lot Frontage and Lot Width. The required “square, with sides equal to eighty (80) percent of the minimum frontage requirement..... can be placed

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within the lot". As can be seen in the Lotting plan the required box is slightly outside the lot lines.

Unit plan views and elevations were submitted with the original submittal. The plans were not stamped nor was there any place for Planning Board Approval. If not included in the plan set, the plans should be referenced in the decision.

As can be seen in my plan review comments and my review of the Stormwater Analysis there are changes that need to be made in both documents, but those issues could be addressed by the applicant after approval but prior to construction subject to revision of the documents and review by the City before any construction can commence.

I recommend approval of the application with the conditions noted above.

Very truly yours

A handwritten signature in black ink, appearing to read 'Philip G. Christiansen', with a long horizontal flourish extending to the right.

Philip G. Christiansen