

Dianne Boisvert

From: Katelyn E. Sullivan
Sent: November 20, 2019 2:12 PM
To: Dianne Boisvert
Subject: FW: 3 Boston Way Smart Growth District Plan and request for comment
Attachments: 3 Boston Way Eng Comments 11-20-19.pdf

From: Jon-Eric White
Sent: Wednesday, November 20, 2019 2:12 PM
To: Katelyn E. Sullivan
Cc: Anthony Furnari; Jamie Tuccolo; Diane Gagnon; David Shaw; Julia Godtfredsen; Phil Christiansen; Andrew Port
Subject: RE: 3 Boston Way Smart Growth District Plan and request for comment

Katelyn,

The following are our Engineering comments for the subject project. I have some general water and sewer utility comments but additional comments may be forthcoming. The numbering below references the numbering system on attached redmark sheet. We understand that the Planning Board's peer reviewer, Phil Christiansen, has submitted comments that require the Applicant to re-do their drainage calcs. Some of the comments should be included in those recalculations.

1. Increase the diameter of the pipe connecting the open swales along the west side of the building. This swale system is picking up roadway runoff, which has yet to be included in the drain calcs, which will result in a larger pipe diameter. More importantly, this swale is extremely flat and is very shallow, so it will move water slow and will very likely freeze and clog during the winter, etc. I suggest oversizing the pipe and/or adding a 2nd pipe help prevent runoff from backing up into the road and ponding. The walkway may need to be raised or the stairs could be moved closer to the road to accommodate a larger diameter.
2. Boston Way currently has a very flat cross slope and may be superelevated in spots. The proposed Boston Way gutter along the proposed sidewalk is at the minimal allowed slope, which is acceptable but makes this entire side of the road susceptible to ponding because the road itself is very flat. The slopes of the scupper inverts should also be increased. If cutting into the road to increase the road's cross slope is not advisable, then the roadway's crown should be raised in order to increase the cross slope, which means repaving the entire road.

OR consider superelevating Boston Way in this section by sawcutting along the roadway centerline, reclaim the eastern half of the road, and raise the proposed gutter and sidewalk a foot or so. We commonly provide new stormwater wetlands or water quality swales to treat runoff from roads without curbing, which could be constructed parallel to the existing road along the wetlands. However, it will eventually merge together anyway with vegetation growth from the existing wetlands so disturbing the area to build a new swale or other BMP may do more harm.

Regardless of whether Boston Way will remain private or become a Public Way, the existing design will likely result in a higher maintenance effort and if maintenance is not done in a timely manner, ponding may result, especially after warmer temps when snow is blocking those scuppers. Which may result in more sand and salt being used, which is not good for the environment.

Options to the current design should be investigated in order to minimize the potential of ponding, icing, and injuries.

3. Suggest to create a more defined cross-slope of the driveway entrance on the south side in order to minimize runoff onto the street. It will also assure flows getting into the stormwater mgt areas and swales.
4. The grading and wall height on north side needs clarification or adjustments. It appears the top of wall should be 17.5. Also, the proposed DMH has a pipe connecting to One Boston Way project but that project does not need to be connected to this, or it's unclear how it's supposed to operate. Will this DMH discharge its' flows thru the proposed wall, and into the swale?
5. Show the manhole covers on the Grading Plan for future reference and O&M purposes.
6. The Applicant shall include an Erosion Control Plan and submit it for our review. This Plan can be used as part of the required Stormwater Pollution Prevention Plan (SWPPP) that the Applicant is required to submit as part of the Notice of Intent to the EPA for a NPDES Construction General Permit. A copy of the SWPPP shall be available on site during construction. Also, the Applicant made aware that prior to construction, they shall file a Stormwater Permit Application with our Engineering Division, which has a fee associated with it.
7. ADD notes to the Plans:
 - All work must comply with the latest Newburyport DPS construction standards and materials must be approved by DPS prior to construction.
 - The Contractor shall notify DPS 48 hours in advance of any scheduled pipe test. All pipe pressure tests shall be performed and the results must be approved by DPS prior to backfill. Plastic pipes must pass a mandrel test. The Applicant will not be able to obtain a Certificate of Occupancy without DPS sign-offs.
8. Construction Details:
 - a. Do not install steps inside any manholes.
 - b. If the diamond plate scuppers are approved to be used, then the diamond plate and concrete foundation should extend at least 12 inches more beyond the back of sidewalk. This will prevent someone from inadvertently injuring themselves if they step off the sidewalk (by mistake) at that exact location and fall off the 2-foot drop.

We recommend that the Applicant's engineer and Phil Christiansen meet with us to resolve these and all other outstanding issues prior to Planning Board's final approval.

If you have any questions regarding these comments, please call me.

Jon-Eric

From: Katelyn E. Sullivan

Sent: Thursday, October 24, 2019 5:48 PM

To: Dianne Boisvert; Anthony Furnari; Dan Lynch; Diane Gagnon; Frank Giacalone; Jamie Tuccolo; Jennifer Blanchet; Jon-Eric White; Julia Godtfredsen; Mark Murray; Matthew Coogan; Peter Binette; Richard Siemasko; Steve Bradbury; Phil Christiansen; ncodchair@gmail.com; Bob Armstrong; Andrew Port; Molly Ettenborough

Subject: 3 Boston Way Smart Growth District Plan and request for comment

Good Afternoon,

Please note that a Smart Growth District (SGD) Plan Approval Application has been received for a new five-story residential building to be located at 3 Boston Way. The applicant is proposing 84 rental units (21 affordable) with both surface and garage parking.

Please see the below link to the SGD Plan Approval Application scheduled to go before the Planning Board on November 20, 2019.

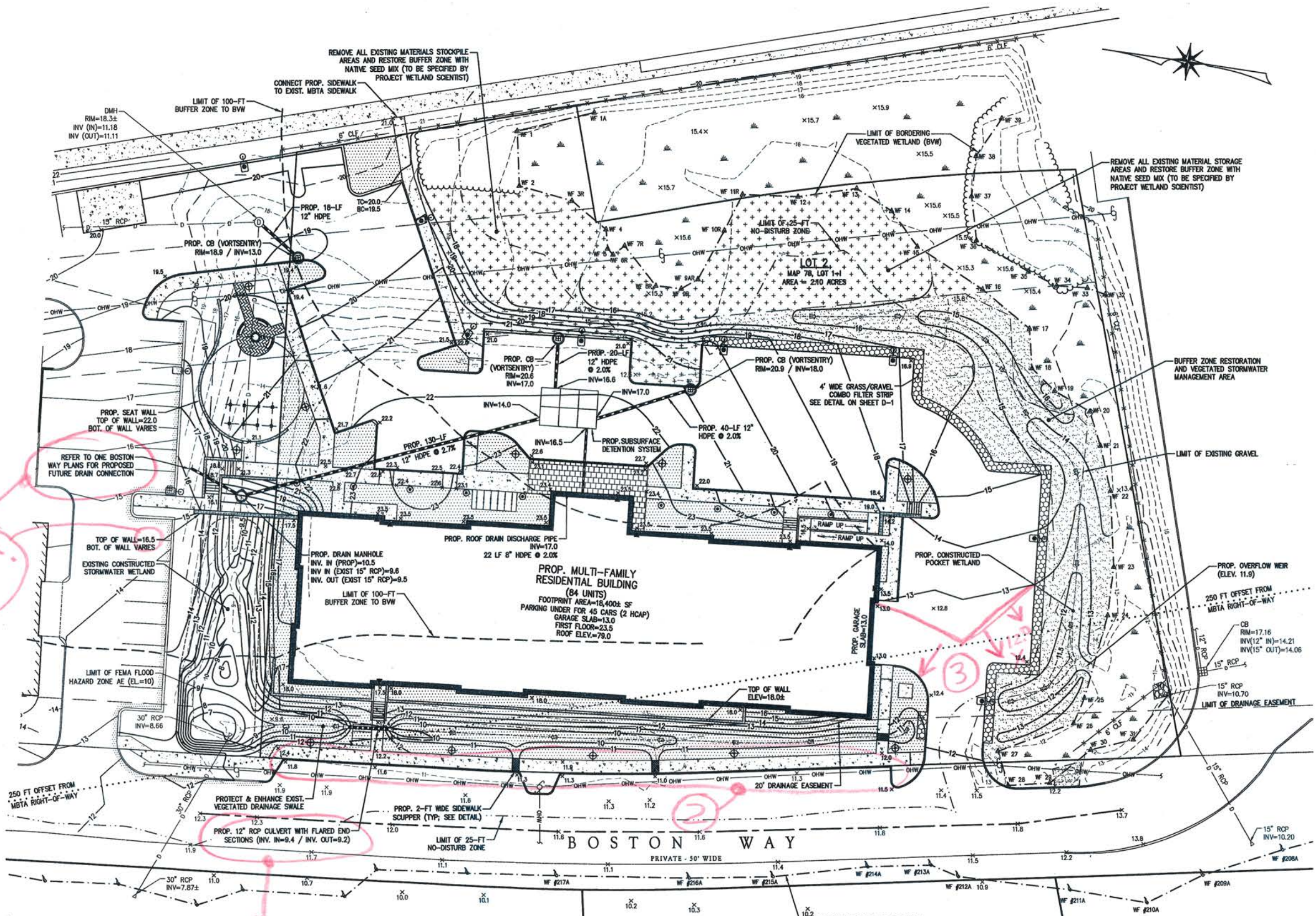
<https://www.cityofnewburyport.com/planning-board/agenda-items/3-boston-way>

Let me know if you have any questions. Please send in your comments to kesullivan@cityofnewburyport.com.

Thank you,

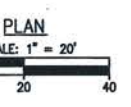
Katelyn

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ENG. DIV. COMMENTS

11-20-19 11/21



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sheet title:
GRADING & DRAINAGE PLAN

project name:
3 BOSTON WAY
3 BOSTON WAY
NEWBURYPORT, MA

issue date: 10/23/19

revisions:
1

dr. chkr.

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