



WGH Land Survey & Design

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April 12, 2020

Ms. Julia Godtfredson
Conservation Administrator
60 Pleasant Street – PO Box 550
Newburyport, MA 01950

Regarding: 6 Perkins Way – Map 78 Parcel 8A/9; DEP #051-0933
Newburyport, MA

Dear Ms. Godtfredson;

In accordance with Condition #19 of the Amended Order of Conditions for 6 Perkins Way, issued in January 2018 and recorded in Essex South Registry of Deeds Book 36477 Page 113, the applicant and owner, Six Perkins Nominee Trust, c/o Anthony Barbaris, has requested that we revise the proposed site plans for the approved project to accommodate loading docks at the four garage bay door locations, two on each side of the proposed building.

As originally designed the proposed access to the building in these two areas was via at grade driveways into the two garage bay doors on either end of the structure. Runoff from the paved driveway entrance (with an area of 940+.- s.f.); was to be directed away from the building to catch basin inlets with 4' deep sumps and oil/gas hoods, located in the parking lot, and then directed to the sediment fore-bay and storm-water mitigation basin.

The modified design allows for a depressed drive sloping down to the building wall and garage doors to facilitate a loading dock. As such the runoff from the paved driveway entrance is re-directed towards the building. The modified design proposes two trench drain inlets at each loading dock location, to capture the runoff and direct it to a proposed drain manhole. On the easterly end of the building (near #4 Perkins Way), the drain manhole #6 will be fitted with a 4' deep sump and oil/gas hood for treatment, prior to directing the runoff to the same sediment fore-bay and storm-water mitigation basin previously mentioned.

On the westerly end of the building; 960 +/- s.f. of pavement area is re-direct toward the building wall and trench drain which will flow to drain manhole #5 and then to existing STC#5 treatment unit, which then flows to the same sediment fore-bay and storm-water mitigation basin previously mentioned.

The proposed grading changes to accommodate the loading dock design, do not increase the total impervious surface area, therefore they have no effect on runoff volumes. By connecting the new trench drains to treatment structure and to the existing drainage network, the runoff will continue to be treated prior to discharge to the storm-water mitigation basin.

The proposed changes to facilitate the loading docks will have no increase or impact on the following:

- there is no increase in the total impervious area being constructed on the site,
- there is no increase in the total work being proposed within the buffer,
- there is no change in the proposed limits of work from the approved design;
- there is no additional alteration of the resource area from the approved design;
- there is no increase in storm-water runoff from the original design;
- there is no change to storm-water treatment from the approved design;

Given that there is no significant or appreciable change in the overall development of the property, we are requesting an administrative approval for this minor site plan change.

Attached are the revised grading plan Sheet 3 revision date of 2-09-20. In addition we are providing copies of the originally approved Sheet 3, for comparison. We have marked up the changes in the plans for clarity in review.

We would be pleased to meet with you if you have any questions or need any clarification. Please contact me if you need any additional information or plan copies.

Sincerely,

William G. Holt, PLS, RS, SE

Encl: PDF: Revised Sheet 5; Drainage and Grading Plan (dated rev. 2/09/20)
PDF: Approved Sheet 5; Drainage and Grading Plan (dated 10/28/16)

cc: Patrick Seekamp, PWS, Anthony Barbaris,
Newburyport Planning Board Attn: Andy Port; Planning Director