

**MILLENNIUM ENGINEERING, INC.**  
*Land Surveyors and Civil Engineers*

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February 26, 2019

Newburyport Planning Board  
City Hall  
60 Pleasant Street  
Newburyport, MA 01950

Attn: Andy Port  
City Planner

Subject: 77, 79, & 79A Parker Street  
Response to Engineering Review Comments

Dear Andy:

In response to design review comments provided by Phil Christiansen dated January 25, 2019 we have prepared the following responses. Please note we have included the design review comments and our responses, to assist in the review of the proposed Site Plan project.

**Cover Sheet- Sheet 1 of 11**

1. Property consists of three lots, 79, 79A and 77 Parker Street, Assessor references 78-3, 78-7 and 78-2 respectively. The lots Assessor references and addresses should be designated on the cover sheet.

*Response: The cover sheet has been updated accordingly (see sheet 1).*

**Existing Conditions Plan - Sheet 2 of 11**

1. The plan only shows 79 Parker Street. The property at 79A and 77 Parker Street should also be shown as well as references to abutting properties.

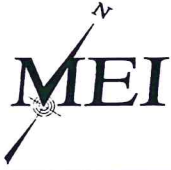
*Response: The existing conditions plan has been updated accordingly (see sheet 2).*

2. The western top of bank that defines the riverfront is not shown.

*Response: The westernmost riverfront line has been added to the plans with a reference to the approved ANRAD and DEP file #.*

3. Water and sewer services for the existing house are not shown and should be added. The dimensions of the existing buildings and square footage should be added to the plan.

*Response: The water shutoff is shown on the plans within the existing gravel driveway. The City did not have any information regarding the location of the sewer service. The square footage of the existing buildings has been added to the plans (see sheet 2).*



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**Site Plan - Sheet 3 of 11**

1. Two different wetland lines are shown on 79A Parker Street. Both extend into the proposed parking lot expansion from 77 Parker Street. The wetland line needs to be corrected. The top of bank that defines the limits of the river is not shown on the westerly side of the stream.

*Response: The wetland lines have been updated accordingly.*

2. On Thursday January 24, 2019 I spoke with Patrick Seekamp, Seekamp Environmental about the wetland line and he stated that the wetland at the parking lot expansion near 77 Parker Street is an isolated wetland and has been flagged and should not be connected to the larger wetland to the south and the river bank on the westerly side of the stream has been flagged and needs to be put on the plan. He said he would call Chris York Millennium Engineering to address the matter. Chris York sent an email to me on January 25, 2019 stating the plan would be corrected by the middle of the week of the 28th.

*Response: The wetland lines have been updated accordingly.*

3. Set back distances from the property lines to the buildings should be shown. Additionally, the required front, side and rear setback lines should be shown on the plan.

*Response: Setback distances from the property lines to the buildings have been added to the plans (see sheet 3).*

4. The applicant should confirm that the 25 parking spaces shown with dashed lines are intended to be gravel parking spaces.

*Response: These spaces are intended to be gravel. They have been labeled accordingly on the plan (see sheet 3).*

5. The two gravel drives presently serving the property are shown to remain yet the drive that enters from the north is a Proposed gravel drive across the wide right of way and connecting to a paved drive on the lot. I recommend that the drive entering from the north and connecting to Parker Street be paved. The gravel drive that exits to Parker Street to the west should be eliminated unless it is considered necessary by police or fire. If it is to remain it should be paved.

*Response: The plans have been revised to change the westerly driveway from gravel to pavement. The northerly driveway is currently showing remaining as gravel.*

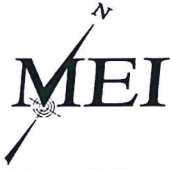
6. The location of the wetland replacement area(s) are not shown on the plan.

*Response: The wetland replication area has been added to the plan (see sheet 3).*

7. A designation should be placed in the parking lot on 77 Parker Street as to where the new pavement meets the existing pavement or if all of the pavement is to be replaced.

*Response: A sawcut line has been added within the parking lot (see sheet 3).*

8. The concrete sidewalk widths vary and should be dimensioned.



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*Response: Sidewalk dimensions have been added to the plan (see sheet 3).*

**Utility Plan – Sheet 4 of 11**

1. A sewer lateral should be shown to the office building.

*Response: A sewer lateral has been added to the office building (see sheet 4).*

2. The invert of each sewer lateral at the proposed building should be shown.

*Response: Sewer inverts have been added to the plan (see sheet 4).*

3. The distances between the sewer manholes scale to 173 feet each rather than the 170 and 165 feet shown.

*Response: The distances have been revised accordingly (see sheet 4).*

4. Underground electric and cable locations should be shown on the plan. The overhead wires presently serving the lot should show to be removed.

*Response: Locations of underground utilities have been added to the plan (see sheet 4). A note has been added to sheet 3 specifying the removal of the overhead wires.*

5. A sewer profile should be provided.

*Response: A sewer profile has been added to the plans (see sheet 10).*

6. The water line is proposed to be 6 inches. The size should be confirmed by the Water Department.

*Response: We agree with the reviewer's comment.*

7. Is there an easement around the waterline shown on 79A Parker Street? If there is an easement it should be shown. If there isn't an easement the applicant should discuss the issue with the Water Department.

*Response: An easement is currently being prepared to grant the City access to the waterline.*

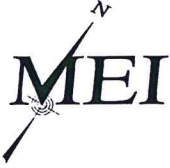
**Grading Plan – Sheet 5 of 11**

1. The corrected wetland lines should be added to the plan.

*Response: The wetland lines have been updated and are shown on the revised plans.*

2. The wetland replacement areas should be added to the plan.

*Response: The wetland replication area has been added to the plan (see sheet 5).*



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**Lighting Plan – Sheet 6 of 11**

1. While the plan contains a list of lights to be used it is not clear where the lights are to be used and which ones are to be used. This may be because of the amount of text on the page makes it difficult to read. It would be of benefit to cross reference the specified lights on sheet 6 with the symbols on sheet 4, Utility Plan so it is clear which lights are to be placed at each location a symbol for a light is shown. The lighting plan should remain to demonstrate the illumination on the property and surrounding properties.

*Response: The lighting plan has been cleaned up to make it clearer where the lights are, and which fixtures are to be used (see sheet 6).*

**Site Details – Sheet 7 of 11**

1. The 8” foundation shown in Section A-A of A.D.A. Access Ramp Detail should be specified as to materials and percent compaction.

*Response: The detail has been revised accordingly (see sheet 5).*

2. The pavement detail that is shown should be specified for the roadway and the parking lots. It is not clear to what the note on the left side of the detail is referencing.

*Response: The detail has been revised accordingly (see sheet 7).*

3. A detail of the gravel parking areas needs to be added.

*Response: A gravel parking detail has been added to the plans (see sheet 7).*

4. A detail of the gravel drive needs to be added.

*Response: A gravel driveway detail has been added to the plans (see sheet 7).*

5. A detail of the walkway connecting 77 to 79 Parker Street needs to be added.

*Response: The walkway has been labeled as a gravel pathway (see sheet 3).*

6. Where the vertical granite curb is shown on the Site Plan it abuts a sidewalk not loam and seed as shown in the Typical Granite Curb Installation Detail.

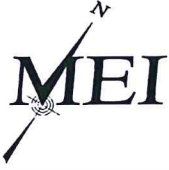
*Response: The detail has been revised accordingly (see sheet 7).*

7. A concrete side walk detail needs to be added.

*Response: A detail has been added to the plans (see sheet 7).*

8. The location of the handicap parking signs shown in detail should be added to the site plan.

*Response: Handicap signs have been added to the plans (see sheet 3).*



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**Utility Details – Sheet 8 of 11**

1. The hydrant detail shown is for a hydrant constructed off line while the proposed hydrant is the terminus of the water. The detail should be changed to reflect the actual design configuration.

*Response: The detail has been revised accordingly (see sheet 8).*

2. The pipe bedding in the Trench Detail should be select material not Gravel Borrow.

*Response: The detail has been revised accordingly (see sheet 8).*

3. A detail should be provided for the gas and electric installations.

*Response: We have shown locations of gas and underground electric on the plans for permitting purposes (see sheet 4). Final locations and construction methods will be designed by the gas and electric companies.*

**Drainage Details – Sheet 9 of 11**

1. The elevation of the high marsh and the low marsh and micro pool in the Constructed Wetlands profile should be specified.

*Response: Elevations have been added to the profile (see sheet 9).*

2. The description of Clay-type soil in the Constructed Wetland Berm Detail is inadequate. The type of material should be specified along with percent compaction and placement.

*Response: The detail has been revised accordingly (see sheet 9).*

**Drainage/Sewer Details – Sheet 10 of 11**

1. The manhole detail shown is for a drop manhole. It should be replaced with a standard manhole.

*Response: The manhole detail has been revised accordingly (see sheet 10).*

2. Invert and grate elevations should be added to the Vorsentry Detail.

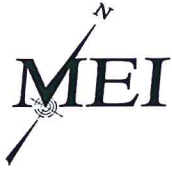
*Response: The elevations have been added to the detail (see sheet 10).*

3. The forebay outlet width should be specified in the detail and should correspond to the plan view contained on sheet 9.

*Response: The forebay detail has been revised accordingly (see sheet 10).*

**Drainage/Erosion Control Details – Sheet 11 of 11**

1. The Stabilized construction entrance should be widened to 25 feet.



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*Response: The detail has been revised accordingly (see sheet 11).*

2. The erosion control detail shows as a silt fence and haybales. Yet in the general notes and Construction Sequence and Maintenance only silt fence is referenced. The text should be edited from “Silt Fence” to “Silt Fence/Haybales”.

*Response: The notes have been revised accordingly (see sheet 11).*

3. The construction entrances should be shown on the Grading Plan for both 77 and 79 Parker Street

*Response: The stabilized construction entrances have been added for both locations (see sheet 5).*

4. Dewatering details should be added including dewatering pit and discharge areas.

*Response: A dewatering detail has been added to the plan (see sheet 11). A dewatering location has been added to the grading plan (see sheet 5).*

5. All erosion control measures including construction entranced, silt fence/ haybales, and dewatering pits, and soil stockpiles should be shown on the grading plan or a separate sedimentation and erosion control plan should be developed.

*Response: The grading plan includes all of the above erosion control measures (see sheet 5).*

### **Compliance Checklist**

#### **XV-E MATERIALS FOR REVIEW**

Architectural plans not stamped.

*Response: All architectural sheets have been revised to include stamp.*

#### **XV-E (a) SUBMISSION REQUIREMENTS**

Required information provided for 79 Parker Street (78-3) but not provided for 79A Parker Street (78-7) or 77 Parker Street (78-2).

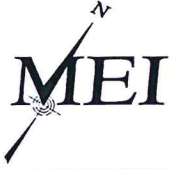
*Response: The plans have been revised accordingly (see sheets 1 & 2).*

Footprint areas of existing building not provided. Areas of proposed buildings provided. Dimensions of buildings not provided on engineering plans. Dimensions of proposed buildings provided on architectural plans.

*Response: Existing footprint areas have been added to the plans. Dimensions of proposed buildings have been added to the plans (see sheet 3).*

Signs shown on Architectural Plans. No dimensions provided. Engineering plans do not show any proposed signs.

*Response: A proposed building sign has been added to the plans (see sheet 3).*



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Lighting plan provided. Fixtures brochures are in the submittal but not in the plan set. Which type of fixture at which location is not clear.

*Response: As mentioned above, the lighting plan has been cleaned up to make it clearer where the lights are, and which fixtures are to be used (see sheet 6).*

Wetland locations are being revised.

*Response: As mentioned above, the wetland lines have been updated accordingly.*

Existing water and sewer connections or septic location not shown.

*Response: The water shutoff is shown on the plans within the existing gravel driveway. The City did not have any information regarding the location of the sewer service.*

Architectural comments: Colors not specified, windows shown but not dimensioned or specified as to type, signs shown on building but not specified as to color or size.

*Response: Exterior materials with colors have been included. Window dimensions, types, and colors have been identified. Sign dimensions and colors have been identified.*

A listing of other permits was not provided.

*Response: A Notice of Intent has been filed with the Newburyport Conservation Commission and a NPDES Construction General Permit will be required before any land disturbance.*

**XV-G. SITE PLAN REVIEW CRITERIA**

Minimizes adverse air-quality impacts, noise, glare, and odors; Application does not contain adequate information to assess such impacts.

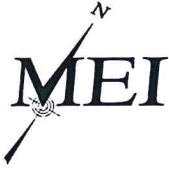
*Response: The project complies with the performance standards set forth in Section XI of the Ordinance governing fire and explosive hazards, radioactivity, smoke, air pollution, wastes, vibration, noise, odors and glare. Conditions on the Special Permit granted by the Zoning Board of Appeals addresses noise through hours of operations and other controls.*

Provides for appropriate handling and disposal of hazardous materials and transmissions. Not addressed in application.

*Response: There will be no handling or disposal of hazardous materials or transmissions on the site. The project complies with the performance standards set forth in Section XI of the Ordinance governing radioactivity, explosive hazards, and wastes.*

Demonstrates an effort to conserve energy and water. Not addressed in the application.

*Response: Efforts for environmental responsibility will be taken.*



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**XV-H. DEVELOPMENT AND PERFORMANCE STANDARDS**

The existing curb cut onto the existing driveway is approximately 60 feet wide as scaled from the plan set.

*Response: The curb cut is approximately 60 feet wide to accommodate a tractor trailer accessing the site.*

Parking proposed within front yard setbacks.

*Response: The development and performance standards of the Newburyport Zoning Ordinance provide at section XV-H(a)(10) that, "[e]xcept where physical constraints, site configuration, or safety considerations preclude strict compliance, no parking or loading shall be permitted within the required front yard setback." Due to physical constraints present at 77 and 79 Parker Street, it is necessary for the Applicant to site parking within the front yard setback. First, as to 79 Parker Street, although parking is shown within the setback area of the lot line, there is a very large strip of public land between the 79 Parker Street parcel and the public roadway. The proposed parking on 79 Parker Street is more than 30 feet from the public roadway, and in some instances, is at least 60 feet from the public roadway. At 77 Parker Street, although the lot line is closer to the public roadway and parking is shown at the lot line, there is still approximately a 19 to 20 foot distance from the parking to the public roadway, with landscaping proposed within that area. The Applicant is unable to move the parking area at 77 Parker Street out of the setback because there are wetlands present towards the rear of the parking area. There is also an existing building on the site which limits the available space for parking. Similarly, wetlands present on 79 Parker Street limit the area available for parking. Given the distance of the parking areas from the public roadway, although parking is shown in the front yard setback area, the proposed parking will not create any safety issues.*

Proposed parking at front property line at 77 Parker Street. Parking within setback at 79 Parker Street.

*Response: The landscaping provisions of the development and performance standards provide at section XV-H(d) that "[e]xcept for zoning districts where the setback requirements are less than 20 feet, a landscaped buffer strip at least twenty (20) feet wide, continuous except for approved driveways, shall be established adjacent to any public road to visually separate parking and other uses from the road. Unless waived by the board due to safety, pedestrian uses, or lot shape, the buffer strip shall be planted with grass, medium height shrubs, and shade trees having a minimum 3 inches in caliper planted at least every thirty (30) feet along the road frontage." For the same reasons set forth above in relation to parking within the front yard setback area, the lot shapes are such that a 20-foot landscaped buffer strip is impractical or unnecessary. The public land between 79 Parker Street and the public roadway measures well in excess of twenty feet and already consists of grass, and the wetlands present on 77 Parker Street preclude the Applicant from siting parking at a distance that would allow a 20-foot landscaped buffer.*

Recharge not provided.

*Response: As is typical in the Industrial Park, site conditions make it very difficult to meet the recharge requirements. Poor soil conditions (C & D soils) exist on the site and the estimated seasonal high water table (ESHWT) ranges from approximately 11" to 24", which doesn't allow for the use of infiltration BMPs.*

Wetland replacement area not shown.





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*Response: The wetland replication area has been added to the plan (see sheet 5).*

We trust this letter and revised plans provide the Board with the necessary information for their review. If you have any questions or concerns please feel free to contact our office anytime.

Sincerely,

Millennium Engineering, Inc.

A handwritten signature in blue ink that reads 'Chris-M. York'. The signature is written in a cursive, flowing style.

Christopher M. York, P.E.  
Project Manager