

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

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March 12, 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 March 5, 2019 we have prepared the following responses. Please note these address outstanding issues. All previously addressed issues are not included.

- A revised stormwater report is included incorporating the minor changes to the plans.
- Per Dan Lynch's comments in his email dated March 6<sup>th</sup>, we have increased the size of the water main on the site to 8" and we have performed fire flow tests.
- A bike rack has been added to the Site Plan.
- A hops growing area has been added along the southwest corner of the proposed brewery building.
- The landscape plan shows the number and location of trees to be removed and the number of trees proposed.

**Site Plan - Sheet 3 of 11**

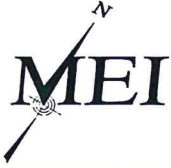
The revised plans for the most part have been changed to reflect the previous comments. However, the westerly drive to Parker Street should be clearly labeled as Proposed Paved Drive as the engineer indicated in the comments it would be.

The revised plans show that the northerly drive to Parker Street will remain gravel and 15 parking spaces within the project will be gravel. In my opinion fines from the gravel (8 to 38 percent finer than 50 sieve) will track from the site to the paved surface of Parker Street and will be a continuous problem. The drive and the parking spaces should be paved.

*Response: The westerly drive has been labeled as a proposed paved drive. The northerly drive has been changed to reflect a paved driveway. Per discussions with the Conservation Commission and Planning Board at last week's meetings, the parking spaces will remain as gravel per their wishes.*

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

A sewer profile has been added as requested. However, the sewer is relatively shallow and the potential conflicts with water and drain lines should be checked by the engineer. The sewer line crosses a drain line and a water line near Parker Street. The sewer is proposed to be five feet deep to the top of the pipe. Ordinarily water lines are buried to the same depth. There may be a conflict. The drain line appears to be above the sewer. The sewer services to the proposed buildings cross under the water line. Clearances should be checked to ensure an 18 inch



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separation between the sewer and water or an encasement of the water line in concrete for 10 feet should be specified.

*Response: The proposed sewer line has been lowered on the site to ensure proper clearances with the proposed water main and services. Where the sewer crosses the existing water near Parker Street, a note has been added for the existing water main to be relaid if a conflict with the sewer occurs (see sheet 4).*

**Compliance Checklist**

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

The Landscape plan still contains the incorrect wetland line on 79A Parker Street.

*Response: The Landscape Plan has been revised accordingly and is included with the submittal.*

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.

Christopher M. York, P.E.  
Project Manager