

May 31, 2024

Attn. Ms. Kathleen Colwell
Planning Division Director
Dept. of Economic and Community Development
City of Methuen
41 Pleasant Street
Methuen, MA 01844

SUBJECT: Response to Engineering Dept Review Comments
Cafua Management
477/479 Broadway
Methuen, MA 01844
GPI Project No. NEX-2021347

Dear Kathleen:

Greenman-Pedersen, Inc. (GPI) has prepared this Response to Comments letter based on the Peer Review letter provided by Stephen J. Gagnon, CPWP-M, Engineering Department Administrator, dated March 18, 2024, regarding the above referenced project. We have prepared the following information and the comments are summarized below followed by our responses to each.

1. At the subject location Route 28 – Broadway is under the jurisdiction of MassDOT, consequently a MassDOT Access permit will be required for the curb cuts and the proposed utility work in Broadway. I recommend approval deferred until the subject permits are in hand, as MassDOT may require revisions to the plan.
RESPONSE: Comment acknowledged. A driveway permit application was submitted to MassDOT on May 24, 2024 and GPI is awaiting feedback/comments.
2. The Board should consider a “right in – right out” traffic pattern, to minimize conflicts with traffic on Broadway.
RESPONSE: The driveways are under the jurisdiction of MassDOT and were designed based on previous meetings with the agency. However, GPI will continue to work with both the City and MassDOT accordingly to accommodate necessary changes as needed.
3. The location of the proposed water service should be adjusted away from CB-2 to provide protection from frost.
RESPONSE: The water service has been adjusted as requested.
4. The manhole/catch basin construction details should be revised to require a minimum of two courses, maximum of four courses of brick under the structure frame and cover.
RESPONSE: The details have been revised as suggested.
5. A catch basin should be provided to capture the stormwater flow from the north side of the north driveway, as the grade-break is more than 50’ from the roadway gutter line.
RESPONSE: The location of the grade break is required due to the changing elevation along Broadway. There is approximately a 2’ elevation change between the northern and southern driveways, and the grade break location is provided to offset this change in elevation. The proposed drainage design still provides for no increases in peak rates of runoff and volume even with the location of this grade break. It should also be noted that an existing catch basin is located approximately 80’ north of the northern curb cut and will capture any runoff not detained within the site driveway limits.

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If you have any questions or need additional information, feel free to contact me by phone at (603) 632-3509 or by email to ctymula@gpinet.com.

Sincerely,
Greenman Pedersen, Inc.



Chris Tymula, P.E.
Site Engineering Dept. Head

Cc: Greg Nolan, Cafua Management
Arthur Broadhurst, Esq, Merrimack Valley Law

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