

December 14, 2022

Methuen Community Development
c/o Kathleen Colwell, Planning Division Director
41 Pleasant Street
Methuen, MA 01844

**RE: Definitive Subdivision-Guzman Lane
TEC Peer Review Memo**

Dear Members of the Board,

We are in receipt of a review letter for the above referenced project dated November 30, 2022 prepared by TEC. We have reproduced TEC's comments below in *italics* with our response noted below in **bold**.

1. *TEC recommends that a zoning table be provided on the plans to show conformance with dimensional requirements of the Zoning Ordinance.*
Response: A zoning summary table has been added to the cover sheet of the revised plans.
2. *The Applicant should clarify if Lot 1 will be granted rights (access) on Guzman Lane. It is unclear if legal frontage is provided for Lot 1.*
Response: Lot 1 has 326.8 feet of frontage along Guzman Lane. Lot 1, which will have a driveway connection directly to Hampstead Street, will still have legal access and rights within Guzman Lane.
3. *The subdivision plans should identify areas for snow storage and provide a narrative for who will be responsible for maintenance of Guzman Lane.*
Response: The plans have been revised to identify snow storage areas. A Homeowners Association (HOA) will be created which will outline responsibilities of each homeowner, the Applicant can provide a copy of this document to the Board as a condition of approval. The HOA will detail required maintenance; at this point, it is assumed that the owner of Lot 2 will be responsible for the "maintenance" of Guzman Lane which will include snow removal of the driveway over Guzman Lane to access Lot 2, the upkeep/repair of the driveway and associated landscaping upkeep with the landscaped areas with Guzman Lane tangential to the driveway.
4. *The proposed work is within 100-feet of existing wetlands and will require a notice of intent filing with the Methuen Conservation Commission.*
Response: A Notice of Intent has been filed with the Methuen Conservation Commission and MassDEP and the hearings before the Conservation Commission are in progress.

5. *The Applicant proposes Shea precast concrete 1000-gallon jumbo drywells, TEC recommends including additional details for the structures (top/bottom elevations/ inverts/etc).*

Response: Additional details, including the rim and invert in elevations for the drywell structures have been added to the revised plans.

6. *The Applicant should provide calculations to confirm that no additional stormwater runoff will be sent to southern abutting parcel (78 Hampstead Street).*

Response: The proposed project will not send additional stormwater runoff to the southern abutting parcel (#78 Hampstead Street). Under existing conditions, runoff from 78 Hampstead Street flows towards the applicant's property and then towards Hampstead Street, which it will continue to do upon development of the property. The driveway for Lot 2 will be pitched away from #78 Hampstead Street and towards a crushed stone infiltration trench to promote onsite recharge of stormwater.

7. *The subdivision plans should provide a clear limit of work line surrounding the development. The limit of work adjacent to 82 Hampstead Street is not clearly identified.*

Response: A limit of work line has been added to the revised plans to more clearly define the limits.

8. *A proposed Erosion and Sedimentation Control Plan should be developed for the project identifying erosion control methods, soil stockpile areas, stabilized construction entrance, etc.*

Response: Erosion and Sedimentation Controls have been shown on the Grading and Drainage Plan Sheet 6 including locations of straw wattle erosion and sedimentation control barrier, additionally stabilized construction entrances, soil stockpiles areas, and erosion control blanket locations have been added to the revised plans. Details for various Erosion and Sedimentation Controls are included on Detail Sheet 9.

If you have any questions concerning the above responses, or require anything further, please feel free to contact me at your convenience.

Sincerely,

Andover Consultants Inc.



Dennis A. Griecci, P.E., LEED AP
Enclosures