

Woodbury C. Cammett, PE MA, NH
Robert B. Blanchette, PE, SIT
Robert E. Smith, PLS MA, NH
Denis Hamel, CPESC
Emily Fredette, EIT

Consulting Engineers and Land Surveyors

March 5, 2018

Town of Newbury
Zoning Board of Appeals
12 Kent Way
Suite 200
Byfield, MA 01922

RE: Byfield Estates, Comprehensive Permit Application, Working session

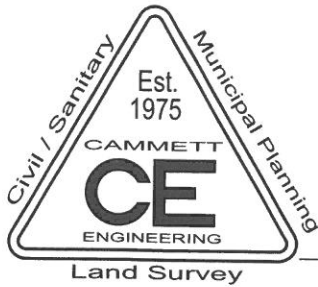
Dear members of the Zoning Board of Appeals,

As requested, W.C. Cammett Engineering, Inc. (CE) attended a working session with the applicant's engineer Ben Osgood (Ranger Engineering) on February 15, 2018 at LEC's office in Wakefield. In attendance were Ann Martin (LEC), Mary Rimmer (Rimmer Environmental), Robert Blanchette (CE), and Ben Osgood. The goal of the working session was to discuss peer review comments generated by LEC and CE and develop a plan to resolve the comments.

LEC led with a discussion regarding their comments which were mostly about the onsite resource areas and buffer zones to the resource areas and work proposed within close proximity. Specifically discussed were:

1. Proximity of subsurface detention basin P1-3 to the nearby wetlands;
2. The proximity of the modular block retaining wall between station 1+25 and 2+60 to the nearby wetlands;
3. Detention basin P1-2 located within 100-feet to a Certified Vernal pool;
4. Relocating the proposed replication area to a more well suited onsite location in the northwest corner;
5. Relocating the roof drain subsurface infiltration practices such that they are not within 100-feet of a Certified Vernal pool; and
6. The close proximity of detention basin P3-2 to the nearby wetlands.

Refer to memorandum prepared by LEC dated February 26, 2018 for more information and resolution to LEC's discussion with Ranger. In general Ranger agreed to make the necessary design revisions and provide supporting documentation in an attempt to resolve LEC's peer review comments. There did not appear to be any contention to and of LEC's comments.



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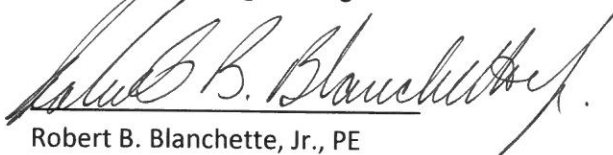
CE engaged in a discussion regarding their comments which were mostly about site layout, utility design, and stormwater management. Specifically discussed were:

1. Plan comments which included general drafting edits and design information coordination between the supporting calculations and plans;
2. Confirm building spacing is acceptable to building inspector and fire chief;
3. The results of a vehicle movement study acceptable to the fire chief;
4. Stormwater Management System design which includes;
 - a. Stormwater Management Report
 - i. General comments, clarifications, and coordination
 - b. Stormwater Management Standards
 - i. Resolution of inconsistent numerical values used in calculations
 - ii. The requirement to perform and provide groundwater mounding calculations
 - iii. Correcting the TSS removal calculation worksheet for P1-3
 - iv. Relocating basin P1-2 such that it is not within 100-feet of a Certified Vernal Pool

Although CE and Ranger did not discuss every comment provided to them, Ranger agreed to make the necessary design revisions and provide supporting documentation or a response supporting their current position in an attempt to resolve CE's peer review comments dated February 9, 2018.

Sincerely,

W.C. Cammett Engineering Inc.


Robert B. Blanchette, Jr., PE