



Haverhill

Planning Board
Phone: 978-374-2330 Fax:978-374-2315

Planning Board Agenda 1-13-2016 Planning Board Meeting

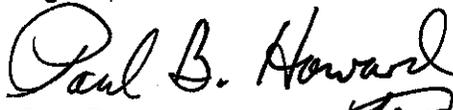
The Haverhill Planning Board will hold its public hearing on **WEDNESDAY, JANUARY 13, 2016 at 7:00 P.M. in ROOM 202, CITY COUNCIL CHAMBERS, HAVERHILL CITY HALL** to hear the petitions listed below. (See the files in the Planning Dept. for further information.)

1. **Sylvan Hill Crossing**—Forest Street/West Lowell Avenue; Merrimack Engineering Services prepared the plan
2. **Repetitive Petition for the Birches @ Farrwood Drive or (Green)**—The Birches Development LLC, owner/applicant has requested a specific and material change for the above cited development from a maximum height of 49'.8" where 35' is allowed and for maximum stories of 4 where 2.5 stories are allowed. The revised plans now show the height of the proposed building to be 30.66' and a revision for the number of stories from 4 stories to 3 stories.

Performance Guarantees

3. **Kristine Lane Definitive Escrow**—the performance guarantee agreement is due to expire on 1/8/16 for completion of all work and the funding is due to expire on 2/8/16. Please noted that an extension is required or bond attachment will be a board consideration.
4. **South Cogswell Street Definitive Escrow**—The developer has requested Bond establishment for the cited development
5. **Hales Landing Definitive escrow**—Request to reduce the amont being held to guarantee completion of work within the cited development.
6. **Form A Plans (Approval Not Required): Applicants requesting planning board endorsement if any**
7. **Any other matter: if any**

Signed,


Paul B. Howard
Chairman

Cc: Owner/applicants/representatives
Mayor's Office
City Solicitor William Cox, Jr.
City Clerk's Office
City Departments
Planning Board Members
Files cited above



MERRIMACK ENGINEERING SERVICES, INC.

PROFESSIONAL ENGINEERS • LAND SURVEYORS • PLANNERS

66 PARK STREET • ANDOVER, MA 01810 • (978) 475-3555, 373-5721 • FAX (978) 475-1448 • E-MAIL info@merrimackengineering.com

December 22, 2015

City of Haverhill
Planning Board
City Hall 4 Summer Street
Haverhill, MA 01830

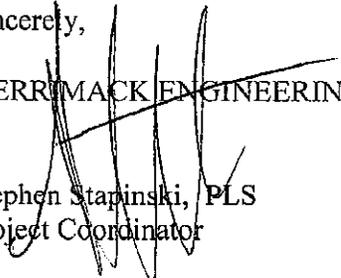
RE: Sylvan Hill Definitive Plan

Members of the Board:

Since the peer review will not be complete, please continue this hearing until the February meeting of the Board.

Please contact me should you have questions or comments.

Sincerely,


~~MERRIMACK ENGINEERING SERVICES~~

Stephen Stapinski, PLS
Project Coordinator



CHRISTIANSEN & SERGI, INC

PROFESSIONAL ENGINEERS AND LAND SURVEYORS

160 SUMMER STREET, HAVERHILL, MA 01830

tel: 978-373-0310

www.csi-engr.com

fax 978-372-3960

September 9, 2015

Mr. Richard Stern
Sutton Management
200 Sutton Street, Suite 95
North Andover, MA 01845

RECEIVED
SEP 09 2015

Econ Devlp & Planning
& B.O.A.

Re: Sylvan Hill Definitive Subdivision Plan

Dear Mr. Stern:

Christiansen & Sergi, Inc. has performed a preliminary review of the plans and stormwater management report on file with the City of Haverhill Planning Department for the above referenced project. Our findings are as follows:

1. The Stormwater Management Standards require a minimum separation of 2' from the bottom of an infiltration BMP to seasonal high water table (SHWT), bedrock, and/or impermeable soil layer. There aren't any test pits shown on the plan or test pit results included in the stormwater report.
2. For Infiltration System #1 the existing ground at the high end is at elevation 84.0+/- . The bottom of the stone under the infiltration system is proposed at elevation 76.0. The SHWT would therefore have to be below elevation 74.0, or at least 10' below the ground surface. Test pits need to be dug in the location of the infiltration system to confirm proper separation to groundwater.
3. For Infiltration System #2 the existing ground at the high end is at elevation 85.0+/- . The bottom of the stone under the infiltration system is proposed at elevation 73.6. The SHWT would therefore have to be below elevation 71.6, or at least 13.4' below the ground surface. Test pits need to be dug in the location of the infiltration system to confirm proper separation to groundwater.
4. For Site Detention Pond #1 the existing ground at the high end is at elevation 114.0+/- . The bottom of the basin is proposed at elevation 110.0. The SHWT would therefore have to be below elevation 108.0, or at least 6.0' below the ground surface. Test pits need to be dug in the location of the detention pond to confirm proper separation to groundwater.
5. For the roof runoff drywell on Lot 1 the existing ground at the high end is at elevation 110.0+/- . The proposed grade over the drywell is elevation 94+/- . The SHWT would therefore have to be at least 24' below the ground surface. Test pits need to be dug in the location of the roof runoff drywells (especially



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those proposed in areas where cuts below existing grade are proposed) to confirm proper separation to groundwater.

6. The Stormwater Management Standards require a groundwater mounding analysis when the vertical separation from the bottom of an exfiltration system to seasonal high groundwater is less than four (4) feet and the recharge system is proposed to attenuate the peak discharge from a 10-year or higher 24-hour storm (e.g. 10-year, 25-year, 50-year, or 100-year 24- hour storm). Test pits need to be dug in the location of the exfiltration systems to confirm proper separation to groundwater, and if the separation is less than 4' a mounding analysis should be provided.
7. The Stormwater Management Standards require a 10' minimum separation between infiltration BMPs and property lines. The roof runoff drywells on several of the lots (1, 5, 8, 9, 11, 12, 17, & 21 - 24) do not appear to meet this requirement.
8. The Stormwater Management Standards require a 50' separation between an infiltration basin and any slope greater than 15%. Site Detention Pond #1 does not meet this requirement.
9. The Stormwater Management Standards require a 100' separation between an infiltration basin and a downslope building foundation. Site Detention Pond #1 does not meet this requirement (the proposed foundations on Lots 3 and 4 appear to be with 30 to 40 feet of the infiltration basin).
10. The Stormwater Management Standards require that infiltration basins include an overflow outlet in addition to an emergency spillway. Site Detention Pond #1 does not appear to have an overflow outlet or an emergency spillway.
11. The existing conditions drainage analysis lists the total area of study as 20.272 acres. The proposed conditions drainage analysis lists the total area of study as 18.625 acres. The study areas should match to provide a proper evaluation of the project's impacts.
12. The Stormwater Management Standards require drawdown analyses for exfiltration BMPs. It does not appear that the required analyses were submitted for the infiltration systems or detention pond.
13. The plans indicate that waivers are being sought from the subdivision regulations for pavement width, minimum roadway centerline radius, and maximum length of cul-de-sac. Justifications for the waivers should be provided, especially given the number of lots and density of the development.



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14. The subdivision regulations require that the roadway profile include the existing and proposed grades along the roadway centerline and along the roadway sidelines. The submitted roadway profile does not appear to include the existing profiles of the roadway sidelines.

15. The drainage analysis is based on outdated (1963) TP-40 rainfall data and is not reflective of current climatology. Per the NRCS Engineering Field Handbook Chapter 2 - March 2013 Massachusetts Supplement MA-EFH2, more recent rainfall data developed by the Northeast Regional Climate Center should be used in place of TP-40 when estimating runoff and peak discharges. Table A1.1 of that document lists the 24-hr rainfall volumes for the 2, 10, 25 and 100-yr design storms in Haverhill as 3.15, 4.83, 6.16 and 8.94 inches, respectively. Using the new rainfall data will substantially change the results of the drainage analysis and the design of the drainage system.

Contact me know if you have any questions regarding this matter. Keep in mind that these comments are based on a quick review of the plans and stormwater report in the Planning office.

Very truly yours,
Christiansen & Sergi, Inc.

Philip G. Christiansen

FIORELLO & MIGLIORI
ATTORNEYS AT LAW

KAREN L. FIORELLO
kfiorello@fimitlaw.com

MICHAEL J. MIGLIORI
mmigliori@fimitlaw.com

FIREHOUSE CONDOMINIUMS
18 ESSEX STREET
HAVERHILL, MASSACHUSETTS 01832
TEL 978/373-3003 FAX 978/373-3066

November 30, 2015

Mr. Paul Howard, Chairman
Haverhill Planning Board
City Hall
4 Summer Street
Haverhill, MA 01830

Re: Repetitive Petition /Board of Appeals Variance
The Birches Development, LLC
Sterling Lane, Haverhill, MA

Dear Chairman Howard:

Please be advised this office represents The Birches Development, LLC.

The Haverhill Board of Appeals recently provided an unfavorable action with respect to a variance requested by The Birches Development, LLC for property located on Sterling Lane.

That application requested variances for maximum height, 49' 8" where 35' is allowed, and for maximum stories, four (4) stories where 2.5 stories are allowed.

The plans submitted with this Repetitive Petition show there are specific and material changes being proposed for the revised project.

Please note, specifically, that the maximum height of proposed buildings is now 30.66' and the variance for number of stories has been revised from four (4) stories to three (3) stories.

Based on what we deem to be significant, specific and material changes, we are requesting that the Planning Board provide written consent and allow the Repetitive Petition to move forward.

Should you have any questions, please don't hesitate to contact me.

We look forward to meeting with you at the January 13, 2016 Planning Board meeting.

Sincerely yours,

Michael J. Migliori

MJM/dma

c.c.: William Pillsbury
Stanley Weinstein
Stephen Stapinski



Kristine Lane
AKA
Ryan's View
Farm
fee 2
7/14/15
Good till 2/8/16

July 10, 2015

City of Haverhill, MA - Planning Broad
Attn: William Pillsbury, Planning and Development Director
4 Summer Street
Haverhill, MA 01830

Re; Modification of Irrevocable Standby Letter of Credit No. L-2560

Dear Mr. Pillsbury,

We hereby extend our Irrevocable Standby Letter of Credit No. L-2560 in favor of the City of Haverhill, MA. This instrument is now for a sum not to exceed \$51,692.50 and is to assure the completion of municipal services and ways pursuant to a Bipartite Agreement between the City of Haverhill, MA, Planning Broad and North Shore Bank dated December 8, 2009. This letter of credit will now expire on February 8, 2016.

Each draft must bear upon its face the clause "Drawn under North Shore Bank, a Co-operative Bank, 32 Main Street, Peabody, MA, Irrevocable Letter of Credit No. L-2560 dated December 8, 2009" and endorsed on its reverse.

Your draft(s) must be accompanied by a certified vote of the City of Haverhill, MA, Planning Broad that North Shore Bank has failed to perform pursuant to the Bipartite Agreement between the City of Haverhill, MA, Planning Broad and North Shore Bank dated December 8, 2009.

Except so far otherwise expressly stated herein, this Letter of Credit is subject to the "Uniform Customs and Practice for Documentary Credit (1993 Revision) International Chamber of Commerce Publication 500."

Sincerely,

Michael D. Brown
Senior Vice President

Lori Woodsum

To: John Pettis
Cc: Michael Migliori ; William Pillsbury
Subject: FW: Kristine Lane escrow bond--see attached
Attachments: DOC071415-07142015094939.pdf

Hi John

The bank sent us an updated letter of credit that will expire in February on the 8th in 2016!!! We can put this one aside for a little while!! See the attachment... I sent you a copy.

Lori

Thank you Michael! We just received it today!

-----Original Message-----

From: copier [<mailto:scanner@cityofhaverhill.com>]
Sent: Tuesday, July 14, 2015 12:50 PM
To: Lori Woodsum
Subject: Send data from MFP07657035 07/14/2015 09:49

Scanned from MFP07657035

Date: 07/14/2015 09:49
Pages: 2
Resolution: 200x200 DPI

FYI
To John Pettis
Re: to
ext. 2/8/2016
See 7/10/15
Letter
From
No. Shore Bank

Kristine Lane

Lori Woodsum

From: Lori Woodsum
Sent: Friday, July 31, 2015 9:45 AM
To: Michael Migliori
Subject: Kristine Lane

Sent to Michael on
7/31/15

Hi Michael,

Regarding Kristine Lane bond and the August planning board agenda... did you ask me if you had to be at the August meeting for this?

Well... the answer is no... Bill said that this does not need to go before the board since we have the revised, updated extension regarding this standby letter of credit. The board is all set now until either December 2015 and or January of 2016 since the expiration date is 2/8/16.

Hope your weekend is a good one!
Lori



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DEC 17 2015

Haverhill

Econ Devlp & Planning
& B.O.A.

Engineering Department, Room 300
Tel: 978-374-2335 Fax: 978-373-8475
John H. Pettis III, P.E. - City Engineer
JPettis@CityOfHaverhill.com

December 17, 2015

MEMO TO: HAVERHILL PLANNING BOARD

Subject: *South Cogswell Street - Definitive Plan - Bond Establishment*

It has come to our attention that the lots have been being developed without establishment of surety for the roadway and associated improvements as detailed on the definitive plan. The calculations indicate that the following items remain unfinished. I will not sign off on Occupancy Permits until your office confirms that surety is in place or we can confirm that all work has been completed.

1. As built drawings	\$6,000.00
2. Stone bounds	\$1,000.00
3. Loam, & seed	\$360.00
4. Roadway	
A. Finish pavement	\$4,200.00
B. Guard rail	\$1,680.00
C. Repair pavement at existing street	\$1,000.00
5. Maintain erosion control	\$480.00
6. Street trees	\$2,800.00
7. Grass lined swale	\$2,000.00
8. Adjust casting to grade	\$300.00
9. 6' wood fence	\$20,000.00
Subtotal	\$39,820.00
15% Contingency	\$5,973.00
Total	\$45,793.00

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DEC 17 2015

Econ Devlp & Planning
& B.O.A.

Sincerely,

John H. Pettis III, P.E.
City Engineer

C: Stankovich, Ward, Hunter
Shawqi56@hotmail.com

**Hales Landing, LLC
P.O. Box 23
Tewksbury, MA 01876**

December 21, 2015

Haverhill Planning Board
4 Summer Street, Room 201
Haverhill, MA 01830

Attn: Paul Howard, Chairman

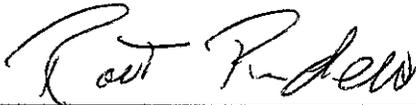
RE: Hales Landing / Robert Road & Lisa Lane

Dear Mr. Howard,

This letter is to request to be placed on the agenda for the next regularly scheduled Planning Board Meeting to discuss a Bond Release for the Hales Landing subdivision.

If you have any questions please call Robert Pondelli at (978) 851-4759.

Thank you,



Robert Pondelli
Hales Landing, LLC

DEC 22 2015
Econ Devlp & Planning
& B.O.A.
DEC 2015
Econ Devlp & Planning
& B.O.A.