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April 15, 2026

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Amended NOI and Revised Plans with Response to
Review Comments
MADEP File #: 033-1593
CDCI File #: 25-10802
310 East Broadway
Haverhill, MA 01830

Civil Design Consultants, Inc. (CDCI) is pleased to submit revised materials regarding the Notice of Intent for the proposed single-family home located at 310 East Broadway. These revisions address comments provided by the Haverhill Conservation Department in an email dated February 19, 2026, as well as a letter from the Massachusetts Department of Environmental Protection (MADEP), dated February 17, 2026. The following updated information has been prepared for your review and consideration:

- Site Development Plans, prepared by CDCI dated February 5th, 2026, with revisions through April 15, 2026.

The Applicant has decided to place the development on the northern lot (34C-2) on hold and may revisit it at a later date. The NOI application therefore pertains only to the southern lot, Lot 34C-1, and the site plans have been revised accordingly.

The main changes to the plans were removing all work previously shown on Lot 34C-2 and the reduction of the footprint of the detached garage to 60' x 34' (previously 64' x 35')

MADEP issued a review letter dated February 17, 2026, where all comments pertained to the northern lot and associated floodplain impacts. Since Lot 34C-2 is no longer included in the project, we believe those comments are no longer applicable.

Responses to the Conservation Department's comments provided in an email dated February 19, 2026 are provided below:

- 1. *With the issuance of a file number this week, DEP provided extensive comments that must be addressed prior to the close of the public hearing.***
CDCI Response: All DEP comments pertain to Lot 34C-2, which is no longer included in the revised submittal.
- 2. *Winter weather conditions significantly restrict our ability to review the proposed wetland delineation for accuracy.***
CDCI Response: The Conservation Agent and Commissioners reviewed the wetland delineation on March 25th, 2026 and had no comments on the wetland delineation.
- 3. *I [CC agent] offered initial comments to the applicant on February 9th, consistent with the following:***

1. Make sure the wetland delineation extends north beyond Flag 23.

CDCI Response: This comment pertains to Lot 34C-2, which is no longer included in the project.

2. Grading of the 17 and 18 contours near the wetland edge gives the appearance that the compensatory storage area may develop as a wetland.

CDCI Response: This comment pertains to Lot 34C-2, which is no longer included in the project.

3. A robust planting plan for restoration of the 25' No Disturbance Zone that is regraded for flood compensation must be provided.

CDCI Response: This comment pertains to Lot 34C-2, which is no longer included in the project.

4. Commission typically looks for post-and-rail fencing to be installed along the Limits of Work/No Disturbance Zone, whichever is farther from the wetland.

CDCI Response: Post-and-rail fencing has been added along the 35-FT offset from the wetland delineation, as shown on revised Sheet C-3.

5. Disturbance thresholds should be checked against the regs to see if a habitat assessment is required. I'm not seeing the 10-year flood elevation on the plan, however, work is well within 100' of the wetland.

CDCI Response: This comment pertains to Lot 34C-2, which is no longer included in the project.

6. The purpose of the gravel driveway along the south property line should be shown on the plan.

CDCI Response: The intent of the proposed gravel driveway is to provide an access easement for the abutting golf course.

7. To where does the CB system near the southern driveway discharge? Does it discharge into the wetland or floodplain on this site?

CDCI Response: Our survey identified an existing 8" clay inlet pipe and an 12" RCP outlet pipe leaving the catch basin near the southern driveway entrance and running in a northerly direction; however, the ultimate discharge location of this pipe could not be confirmed. We also reviewed the City's record utility plans, but they do not show any information regarding this catch basin.

8. What is the purpose of the 17.2' high point within the compensatory storage area? There appears to be a narrow break in the existing 17' contours, but no elevation is provided. With such a break the storage calculations should be more comprehensive, with areas to the east (from which the event appears to arrive on the FEMA maps) needing to meet volumes on their own up through the 17.2' elevation. It currently appears the 16-17' volume to the west is needed to meet performance standards for this increment, but it is inaccessible.

CDCI Response: This comment pertains to Lot 34C-2, which is no longer included in the project.

9. Driveways should sheet flow off their sides for infiltration within yard areas, not into street.

CDCI Response: The proposed driveway includes a 1% cross slope to direct runoff toward the adjacent lawn area, where runoff will receive treatment prior to reaching the catch basin at the driveway entrance. A cross slope label has been added to the revised Sheet C-3.

4. What is the proposed basement elevation of the northern lot? Is it above the BFE?

CDCI Response: This comment pertains to Lot 34C-2, which is no longer included in the project.

If you have any questions or comments, or require additional information, please do not hesitate to contact this office.

Very Truly Yours,

CIVIL DESIGN CONSULTANTS, INC.



Meera A. Cousens
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