



MetroWest Engineering, Inc.

November 7, 2023

Methuen Department of Public Works
Engineering Division
The Searles Building
41 Pleasant Street, Room 206
Methuen, MA 01844
Attention: Stephen J. Gagnon, Engineering Department Administrator

RE: 171 Pelham Street, Methuen - Scrub-A-Dub Auto Wash Centers Special Permit

Dear Mr. Gagnon:

I have received your letter to the City of Methuen Zoning Board of Appeals dated October 11, 2023 containing review comments regarding the site plan set for redevelopment of the property located at 171 Pelham Street in Methuen. The Civil drawings, Sheets C000 through C901 have been revised to address the comments from your letter and have a revision date of November 3, 2023. I offer the following comments in response, following the same format as your letter. Please note that responses are listed below the original comment in bold.

General Comments:

1. The area of Pelham Street where the project is proposed is under the jurisdiction of MassDOT. The change in use from restaurant to car wash use will likely trigger a Curb Cut Permit from MassDOT. The Applicant should provide documentation from MassDOT definitively stating if a curb cut permit is or is not required.

Robert Michaud of MDM Transportation Inc., the Project Traffic Engineer, has confirmed that the proposed curb cut is beyond the limit of the state highway jurisdiction, and a permit from MADOT is not required. Mr. Michaud is also seeking written confirmation from MADOT.

2. The plan should be revised to depict the existing and proposed pavement markings on Pelham Street and Cross Street.

The civil drawings have been revised to depict existing and proposed pavement markings on Pelham Street and Cross Street.

Letter to Methuen Engineering Division for 171 Pelham Street Special Permit Filing

3. A comprehensive traffic study should be provided.

A comprehensive traffic study was completed for the project and was provided to the City of Methuen Zoning Board of Appeals upon submission. A PDF and hard copies of the comprehensive traffic study are attached with this Response Letter to Methuen Engineering Division for review.

4. A drainage study should be provided to confirm the adequacy of the proposed drainage system.

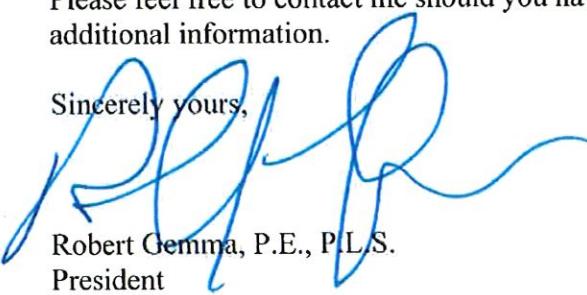
A Stormwater Report was completed for the project and was provided to the City of Methuen Zoning Board of Appeals upon submission. A PDF and hard copies of the Stormwater Report are attached with this Response Letter to Methuen Engineering Division for review.

5. Vertical granite curbing and cement sidewalk should be constructed in accordance with Section VI-E of the Comprehensive Zoning Ordinance.

The civil drawings have been revised to depict vertical granite curbing and concrete sidewalks within Cross Street and Pelham Street. We note that Section VI-E of the Comprehensive Zoning Ordinance refers specifically to residential projects, not commercial projects.

Please feel free to contact me should you have any questions or if you require any additional information.

Sincerely yours,



Robert Gemma, P.E., P.L.S.
President