

Kathleen Colwell
Planning Division Director
City of Methuen
41 Pleasant Street
Methuen, MA 01844

January 4, 2023

Re: 269 Broadway & 2 Osgood Street, Methuen, MA
Civil Engineering Peer Review

Dear Ms. Colwell and Members of the Community Development Board:

On behalf of the City of Methuen, TEC, Inc. (TEC) reviewed documents as part of the engineering peer review for the proposed development located at the address of 269 Broadway and 2 Osgood Street in Methuen, MA. JOWAMAR Companies, LLC (the "Applicant") submitted the following documents prepared by Civil Design Consultants, Inc., which were reviewed by TEC for conformance with the City of Methuen Zoning Ordinance, industry standards and best management practices:

- Site Development Plans for 269 Broadway & 2 Osgood Street, Methuen, MA 01844, prepared by Civil Design Consultants, Inc., dated October 5, 2022.
- Architectural Plans for 2 Osgood Street, prepared by LYFarchitects, dated October 5, 2022.
- Drainage Report, prepared by Civil Design Consultants, Inc., dated October 5, 2022.
- Environmental Report entitled "Permanent Solution with No Conditions", prepared by Nangle consulting Associates, Inc., dated March 2019.
- Methuen Center Smart Growth Overlay District Application, provided by the Applicant, dated October 3, 2022.

Upon review of the documents and plans, TEC has compiled the following comments for the Board's consideration:

1. TEC recommends the Applicant clarify the parking area entrance vehicle clearance limits on the site and architectural plans. It should be confirmed if a moving truck would be able to enter the parking area for move in/out operations. The Applicant should clarify how moving operations will occur for the apartment units.
2. The plan set should include a Lighting Plan and Landscape Plan per the City of Methuen Community Development Board's Regulations Governing Special Permit and Site Approval Application Procedures.
3. The Applicant should confirm that adequate sight distance is provided from the new driveway location. It appears that the new building columns and the dumpster enclosure may restrict sight distance onto Osgood Street.
4. TEC recommends that the Waiver #6 be further defined to identify the individual section that a waiver is being requested for.

5. The Applicant may need to request an additional waiver for parking lot setback (7.5' minimum from lot lines) per Section VIII-B.5.(a).
6. The Applicant's Licensed Site Professional (LSP), James Parker of Nangle Consulting Associates, Inc., provided an Environmental Report to document the current site conditions based on a historic release of petroleum at the properties. The LSP has also provided feedback that the proposed stormwater infiltration practices are not a concern based on the location, depth, and recent soil testing performed at the property.

Please do not hesitate to contact me directly if you have any questions concerning our comments at 978-794-1792. Thank you for your consideration.

Sincerely,
TEC, Inc.
"The Engineering Corporation"



Peter F. Ellison, PE
Director of Strategic Land Planning