

TO: Sue Brown, Town Planner,
Manchester-by-the-Sea Zoning Board of Appeals

FROM: Matthew Cote, PE, Beals and Thomas, Inc.
Andrew Gorman, CESSWI, Beals and Thomas, Inc.

DATE: February 22, 2022

REFERENCE: Peer-Review Initial Request for Information
Chapter 40B Comprehensive Permit Application
0 School Street
Manchester-by-the-Sea, Massachusetts
B+T Project No. 3344.01

As requested, Beals and Thomas, Inc. (B+T), is providing this memorandum to identify documentation from the Applicant to better inform our ongoing peer review services for the above-referenced Project.

Environmental Peer Review

- Delineate all potential and certified vernal pools potentially constraining the Project area to assess the necessity of the associated waiver
- Confirm FEMA Zone A does not enter the site (not depicted on plan) or provide information regarding the 100-year floodplain. It may be necessary to determine the 100-year floodplain elevation to better assess if there are impacts within the floodplain.
- Provide Isolated Land Subject to Flooding calculations for the former C Series that was confirmed not to represent isolated vegetated wetland during ANRAD)

Civil Peer Review

- Document compliance with Stormwater Standard 6. Certified vernal pools on-site and Project bounded by a cold-water fishery.
- Provide test pit logs and a determination of the seasonal high groundwater elevation at each infiltrative Best Management Practice (BMP).
- Clarify the design intent of RG-1 which appears to overtop into School Street in the 2-yr storm event.
- Clarify the design of water distribution system considering the long dead-end extension and the grade change (± 75 -ft above School Street).

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- Provide a Construction Management Plan (CMP) for the anticipated earthwork (blasting, rock processing, trucking routes).
- Clarify if the “secondary” wastewater treatment leaching field is part of the Project or future work. If is shown outside the limit of work.

Geotechnical Peer Review

In addition to the initial list of items noted during B+T’s review, Northeast Geotechnical, Inc. also noted the following:

- Provide a design phase geotechnical study addressing test borings results, seismic site class, allowable bearing capacities and estimated settlement of foundations, later earth pressures, and underdrainage design if recommended.

MC/shm/cm/334401MR001