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May 11, 2022
VIA EMAIL

Ipswich Planning Board
Town Hall
25 Green Street
Ipswich, MA 01938

RE: 55 Waldingfield Road – Phase 1A
Site Plan Review & Special Permit Applications
4th Drainage and Stormwater Management Review (Task 4)

Mr. Ethan Parsons and Planning Board Members:

As requested, I have continued a drainage and stormwater management review of the above referenced project. In response to the third (Task 3) review dated March 14, 2022, I have received the following supplemental or revised plans and documents as prepared by Hancock Associates of Danvers, MA (unless otherwise noted).

- Copy of correspondence from Hancock Associates to the Ipswich Planning Board, dated May 3, 2022, regarding responses to the ‘Task 3’ review.
- “Permit Site Plan (to accompany a Great Estate Preservation Development Special Permit) 55 Waldingfield Road....” consisting of ten (10) sheets, dated August 30, 2021, and revised to May 3, 2022.
- “Stormwater Report in Support of A Great Estate Preservation Development (GEPD) Special Permit Phase 1A for 55 Waldingfield Road...” dated July 2021 and revised to April 2022, including appendices for a Long Term Pollution Prevention Plan, a Construction Period Pollution Prevention Plan, and an Operation and Maintenance Plan.

After review of the above material, the following comments and opinions remain. These items should be viewed as minor, and are anticipated to be easily addressed by the Applicant:

1. Plan sheet 3 (Site Plan) should be revised to specify southerly directional flow arrows adjacent to the easterly side of the proposed peastone parking field (consistent with the design calculations, the entire peastone parking field is intended to flow to the pasture area south of the driveway). Alternatively spot grades can be provided to indicate the intended flow direction.
 - a. In the ‘Operation and Maintenance Plan’ inspection and maintenance of the driveway low point (where stormwater from the peastone parking area is intended to cross the driveway and flow to the lower pasture) should be specifically included in the narrative and inspection checklist.
2. In the ‘Long Term Pollution Protection Plan’ under the heading ‘Winter Road Salt and/or Sand use and storage restrictions’ it is stated that salt storage piles be located outside of the 100 year buffer zone and shall be covered. It is strongly suggested that permanent on-site salt storage piles be discouraged by the Planning Board unless a building enclosure is provided.

3. In response to prior comment (refer to item #1 in the 'Task 3' review, under the heading 'Additional Planning Board Considerations') regarding stormwater mitigation for the lower portion of the Phase 1A driveway widening being provided in Phase 1B (i.e., the initial 500 linear feet of driveway), the plans have been revised to limit the driveway widening to the upper portion of the site (refer to plan sheet 4 for proposed limits of work). While this is acceptable from a stormwater management standpoint, the Planning Board may have reservations about the initial 500 linear feet of driveway being unimproved as part of Phase 1A development and/or the adequacy of this segment of unimproved driveway to serve the proposed Phase 1A use.

Additional Planning Board Considerations: The following items were suggested for consideration by the Planning Board (in the 'Task 3' review) in relation to quality assurance and long term care of the drainage and stormwater management infrastructure, and are repeated below for the convenience of the Board.

1. To ensure that construction of the stormwater management system is conducted in accordance with the design, an as-built plan of the completed project should be submitted to the Planning Board along with a report from the engineer of record indicating whether or not construction complies with the design intent. The as-built plan and engineering report should also be appended to the final version of the 'Operation and Maintenance Plan' prepared for the stormwater management system, for the property owner's future use and reference.
 - a. The engineering report should specifically speak to the ability of runoff from the peastone parking area (i.e., the northerly portion of subcatchment P2) to flow across the project driveway and into the lower pasture area, as assumed in the calculations.
2. Because existing topographical depressions within the pasture are being utilized as part of the stormwater management system, any earthwork that would alter these depressions from what is proposed on the plans should be subject to appropriate hydrologic/hydraulic study and Planning Board review to ensure that the stormwater management design intent is not adversely impacted.
3. The following documents are suggested to be incorporated as part of any Planning Board approval:
 - a. The 'Construction Period Pollution Prevention Plan' to clarify responsibilities relative to sedimentation and erosion control during construction.
 - b. The 'Operation and Maintenance Plan' to provide guidance for the long term inspection and maintenance of the drainage and stormwater management systems.
 - c. The 'Long Term Pollution Prevention Plan' (LTPPP) to provide guidance relative to long term management of the site.

Please feel free to contact me if you have any remaining questions or concerns regarding the above comments and opinions.

Very truly yours,

R.E. Puff

Robert E. Puff, Jr., PE

cc: C Wear, PE (via email)