

**Russell W. Williston, Chairman**  
**Lancaster Planning Board**  
695 Main Street  
Lancaster, Massachusetts 01523

March 30, 2021

RE: Peer Review  
700 Fort Pond Road  
United Ag & Turf NE, LLC

Dear Mr. Lawler:

Hannigan Engineering, Inc is in receipt of review comments from Haley and Ward, Inc. in a letter dated March 18, 2021 regarding the project submitted by this office for Site Plan Approval at 700 Fort Pond Road in Lancaster, Massachusetts. We offer the following responses to these comments below.

*Comment #1: Site plan review submittals within the Enterprise District shall include ground floor plans and architectural elevations.*

**Response: The ground floor plans and the architectural elevations have been included with this letter.**

*Comment #2: In the stormwater calculations, subcatchment area P102 was modeled as >75% grass cover. Aerial imagery from 2021 (Google) shows that a moderately sized portion of this area is used as a non-paved parking area for equipment. The stormwater calculations should be updated to reflect this use.*

**Response: The proposed sub-catchment areas P102 and P101 have been updated to reflect additional gravel parking areas for the proponent's product. It is noted that the Compliance with the Stormwater Management Regulations and By-law are maintained. Reference is made to the updated Drainage Analysis and Report, revised March 30, 2021.**

*Comment #3: Under the 2012 site review, the predicted TSS removal efficiency for DMH 5 was 81.4%, collecting stormwater from 3.81 acres. With the proposed 2021 changes, this DMH will collect from 3.923 acres and the impervious area increases due to runoff from the proposed building addition. The applicant should show a revised TSS calculation for DMH 5 to show that it will continue to remove at least 80% TSS with the proposed site improvements.*

**Response: A revised water quality review of DMH#5 has been included within the updated Drainage Analysis and Report, revised March 30, 2021. During this review it was found that the existing structure will be able to adequately accommodate the flows and remove approximately 84% of the TSS from the contributing watershed prior to discharge. Reference is made to the updated Drainage Analysis and Report.**

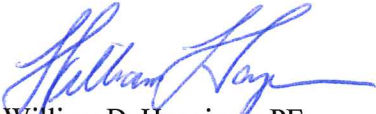
# HANNIGAN ENGINEERING, INC.

8 MONUMENT SQUARE, LEOMINSTER, MA 01453 PHONE: (978) 534-1234 FAX (978) 534-6060 CIVIL ENGINEERS & LAND SURVEYORS

This information is being provided as part of the review of the Site Development Plans project submitted to the Town. Hannigan Engineering, Inc would like to thank the Planning Staff and the Board for its continued cooperation during the review of this project.

Sincerely,

**HANNIGAN ENGINEERING, INC.**

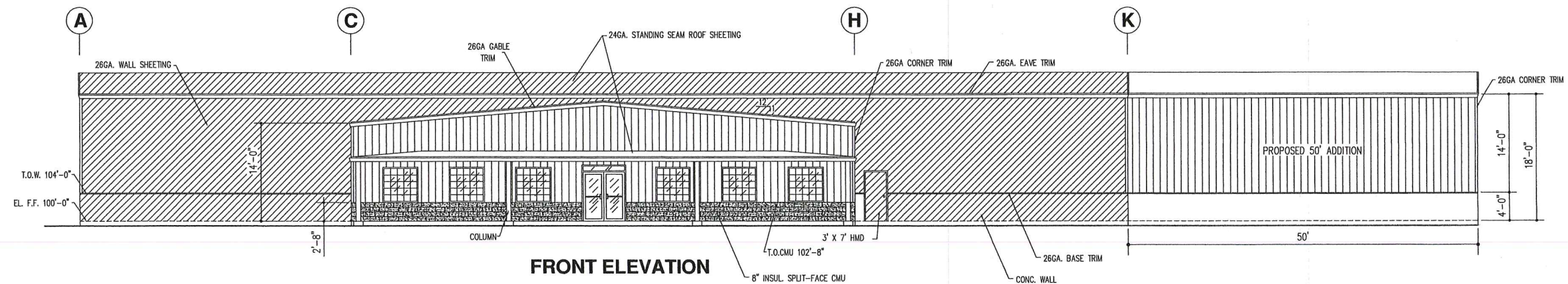
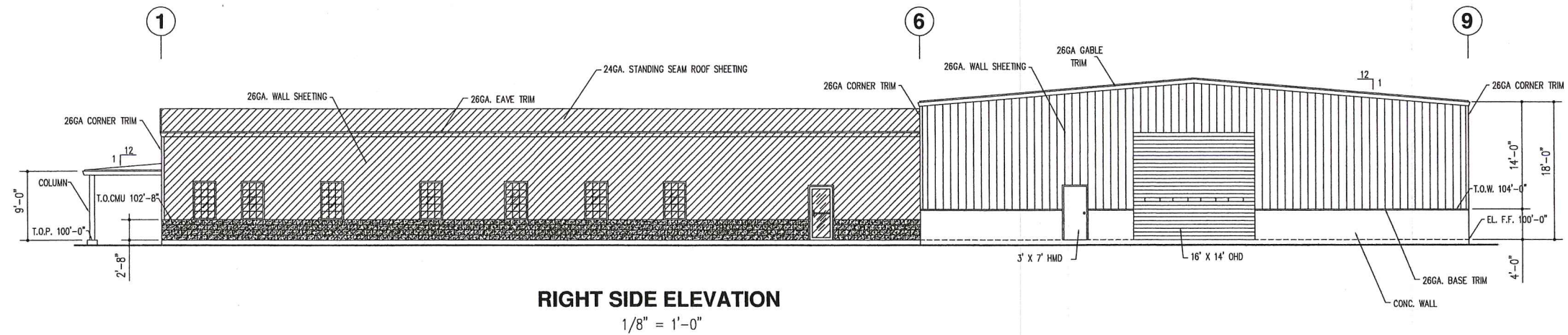
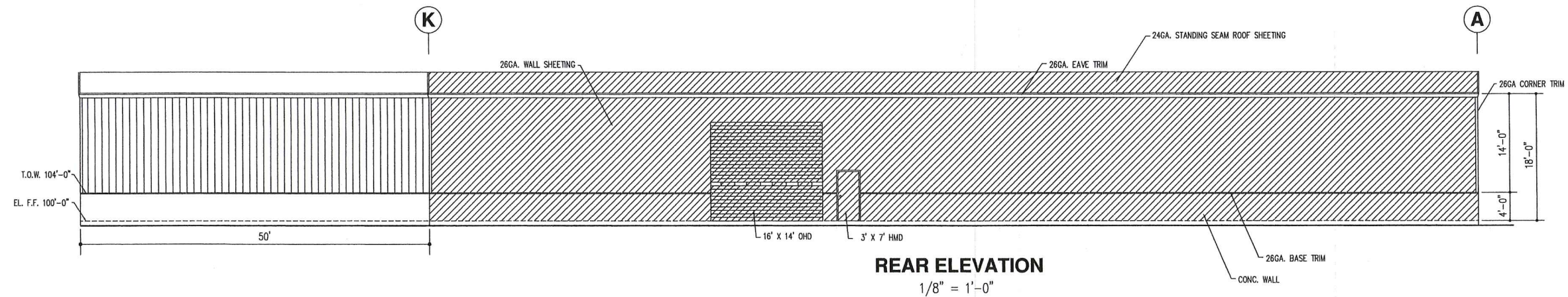


William D. Hannigan, PE  
President

Pc:

J:\My Documents\PROJECTS\2300+\2352-Padula Brothers-John Deere\2021\2352-Comment Response.docx





D.R. Poulin Construction Co. Inc.  
 59 Duck Mill Road  
 Fitchburg, MA 01420



**ELEVATIONS**  
 PADULA BROTHERS  
 LANCASTER, MA

Revisions

Scale:  $1/8" = 1'-0"$   
 Drawn by: PETE+  
 Date: 3-5-2012

**A-2**



