



Open Comments

Defer to Board

Conditions of Approval

Peer Review Comment Form

PROJECT NAME Murphy's Farm PEER REVIEW

DATE 6/7/2024

UPDATED: 5/27/2025

PROJECT NO. 24016.0106

NO.	SHEET NO.	SECTION	GREEN'S COMMENT	Applicant's RESPONSE	CONFIRMED BY	DATE
ZBA Review						
	APPLICATION					
1	4	Subdivision Regulations 6.2.1.5	The Applicant requests waivers for if the submission does not meet regulations. The Applicant shall provide a list of waivers that are applicable to the specific project. The Applicant shall provide explanation stating what is being provided and why a waiver is being requested for each waiver.	A full list of waivers is now provided		
1A	4	Subdivision Regulations 6.2.1.5	A list of waivers was not submitted. Please provide.	The Substantive Waiver Request is now provided for review.		
1B		Subdivision Regulations 6.2.1.5	An outline of Principal Substantive Waiver Request has been provided. This outline states that formal waiver request will be provided at a future date. Therefore, this comment remains open until the formal wavier request is provided.	A final set of formal waiver requests will be provided prior to the close of the Board's public hearing.		
1C		Subdivision Regulations 6.2.1.5	We have not received the formal wavier requests. We defer to the Board if the formal wavier requests have been provided to the Board.			
	SITE PLAN					
13	C-3A/3B	Subdivision Regulations 7.4.3	There shall be at least two means of egress for each subdivision except for a cul de sac. While there are two means of egress to the site, the houses off of roadway "D" only has one means of egress and they are not part of a cul de sac. We defer to the Board if this is acceptable.	We believe that the loop of Roadway 'D' and Roadway 'E' qualifies as a looped road. Additionally, the local Fire Department has provided a letter that takes no issue with the proposed layout.		
13A	C-3A/3B	Subdivision Regulations 7.4.3	Since the fire department does not have issue with the layout, we do not have issue with the layout. Since it is a Town regulation, we defer to the Board if the layout is acceptable.			
14	C-3A/3B	Zoning Bylaw 2.4.5.B.8	The cover sheet has a table of required minimum setbacks but it does not state the minimum setbacks provided. The plans also do not show the setbacks for the buildings. Please provide setback distances for the buildings and update the table to indicate what is being provided.	The Land Use Table on sheet C-1 has been updated to provide the minimum setbacks provided.		
14A	C-3A/3B	Zoning Bylaw 2.4.5.B.8	The minimum rear setback provided is missing. Please update plans to include rear setback provided or explain why it is N/A.	As disclosed in the substantive waiver request, it is unclear under the Zoning Bylaw if the project lot contains a rear lot line, and which boundary might constitute a rear lot line.		
14B	C-3A/3B	Zoning Bylaw 2.4.5.B.8	We defer to the Board for the waiver request.	Sheet C-3 has been updated to provide setback distances on any proposed dwelling within 35-Ft of the property line. Should any of these property lines be considered 'rear lot lines', a waiver is requested.		
15	C-3A/3B/D-3	Zoning Bylaw 2.4.5.B.9/2.4.11/Subdivision Regulations 6.4.8 #15	The location, size, and type of all signs and exterior lighting shall be shown on the plans. There are details for stop signs but the stop signs are not shown on the plans. Please show where stop signs will be located on the plans. There are lights shown but no details or photometric plans for the lighting. Please provide lighting details conforming to dark sky compliance.	A waiver is requested for Zoning Bylaw 2.4.5.B.9. The project is proposed under 40B and is not a subdivision, and is not subject to Subdivision regulations.		
15A	C-3A/3B/D-3	Zoning Bylaw 2.4.5.B.9/2.4.11/Subdivision Regulations 6.4.8 #15	We defer to the Board for waiver and condition approval.	Stop signs and stop bars are provided on sheet C-3. A lighting plan will be submitted as part of the construction docs. We request that detailed photometric lighting plans be a condition of approval.		
18	C-3A/3B	Subdivision Regulations 7.6.5.1	Has the project been reviewed by the fire department? Location of hydrants will need to be coordinated with the fire department. Please provide turning movements showing how a fire truck will maneuver through the site and turn around in the cul de sacs.	Project is undergoing review by the fire department to confirm adequacy of hydrant locations and internal movements of a fire truck.		
18A	C-3A/3B	Subdivision Regulations 7.6.5.1	The fire truck turning movements overlap the curb and parking stall lines in some locations. Please revise as needed to make sure the fire truck can maneuver within the roadway limits. We recommend that approval from the Fire Department be made a condition of approval.	The provided fire truck turning movement has been revised to make these corrections.		
18B	C-3A/3B	Subdivision Regulations 7.6.5.1	The turning movements still overlap with the curb at some locations such as in front of #1C and between #10D and #8D. Please revise as needed to make sure fire truck can maneuver within the roadway limits. A fire hydrant was moved in front of Building #18B behind a parking space. This is also the case for the fire hydrant in front of building #4A. Verify that these will be accessible for fire department use. We recommend that approval from the Fire Department be made a condition of approval.	The Applicant has been in contact with the local Fire Department, who has signed off on the proposed design.		
18C	C-3A/3B	Subdivision Regulations 7.6.5.1	We recommend revising the turning movements to be completely within the curb limits. Although if the Fire Department is ok with this then this comment can be closed. We did not receive the Fire Department approval letter and defer to the Board to confirm.	Turning movements which appear to overlap curbing consist only of the body of the vehicle, the wheels remain in the roadway. Fire hydrants have been placed at locations requested by the local Fire Department. A letter prepared by the Fire Department will be provided.		



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18D	C-3A/3B	Subdivision Regulations 7.6.5.1	This comment can be closed once the letter from the Fire Department is provided. We defer to the Board to confirm they have received the letter.			
19	C-4A		Has the project been coordinated with the gas company for work within the ROW? It appears there is proposed work within the easement including a light pole, a proposed tree, etc. Also, is there an existing gas line within the easement? Please show all existing utilities on the plans.	No coordination has occurred yet with the gas company, however coordination will occur prior to any land disturbance within the easement.		
19A	C-4A		We recommend that approval from the gas company be made a condition of approval.			
32	C-5A/5B/5C	Subdivision Regulations 6.4.5 #1	The plans are at scale 1":60' horizontal and 1":12' vertical scales. The Subdivision regulations require 1"=40' horizontal and 1"=4' vertical. We defer to the board if this is acceptable.	The project is proposed under 40B and is not a subdivision, and is not subject to Subdivision regulations. The proposed plans are drawn at 1"=60' H and 1"=12' V scales to allow for the project plans to show the entirety of the site on one sheet. We believe that the scale provided is sufficient for the review of a comprehensive permit.		
32A	C-5A/5B/5C	Subdivision Regulations 6.4.5 #1	We do not have issue with the scale of the plans. Since it doesn't meet the regulations we defer to the board to confirm they are ok with the scales as well.			
35	C-5A/5B/5C	Subdivision Regulations 7.4.8	Are the proposed street names "Roadway X"? If not, add proposed street names to the plans.	Street names to be provided prior to final plan authorization.		
35A	C-5A/5B/5C	Subdivision Regulations 7.4.8	Street names have not been provided. Please provide.	Street names will be provided at the time of plan approval. During design/permitting, we believe that 'Roadway X' with all buildings on that street being numbered #X, provides more clarity during discussion		
35B	C-5A/5B/5C	Subdivision Regulations 7.4.8	We recommend street names be provided prior to final approval. We defer to the Board for Street Name approval.	We request that providing street names be made a condition of approval.		
35C	C-5A/5B/5C	Subdivision Regulations 7.4.8	We recommend street names be provided as a condition of approval.	We request that providing street names be made a condition of approval.		
36	C-5A/5B/5C	Subdivision Regulations 7.6.2	The minimum grade of the roadway should be 1.5%. Please revise.	The project is proposed under 40B and is not a subdivision, and is not subject to Subdivision regulations.		
36A	C-5A/5B/5C	Subdivision Regulations 7.6.2	We defer to the Board for waiver approval.	We believe that the proposed 1% minimum slope provides sufficient pitch to ensure that water flows across the proposed roadways.		
36B	C-5A/5B/5C	Subdivision Regulations 7.6.2	While 1.5% minimum is preferred, we do not have an issue with minimum 1% slope of the roadway. Since it is a regulation, we defer to the board for approval.			
37	C-5A/5B/5C	Subdivision Regulations 7.6.2	Once the horizontal alignment data is added, confirm the minimum centerline radius and maximum curb return/pavement junction radius are met.	The project is proposed under 40B and is not a subdivision, and is not subject to Subdivision regulations.		
37A	C-5A/5B/5C	Subdivision Regulations 7.6.2	We defer to the Board for waiver approval.	The proposed project meets local minimum centerline radius and maximum curb return radius requirements.		
37B	C-5A/5B/5C	Subdivision Regulations 7.6.2	The maximum centerline radius meets the minimum centerline radius for residential street classification but not neighborhood street classification due to some radii being under 200 ft. We do not have concerns with the centerline radius due to anticipated slow speeds in the area. We defer to the board if this is acceptable.			



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39	C-5A/5B/5C	Subdivision Regulations 6.4.5.3.vi-xi	All existing and proposed utilities shall be shown on the profile sheets, including proposed drainage, water, electric, telephone, cable, and gas. Please label vertical clearances between any crossing utilities. Please revise.	The project is proposed under 40B and is not a subdivision, and is not subject to Subdivision regulations.		
39A	C-5A/5B/5C	Subdivision Regulations 6.4.5.3.vi-xi	It is recommended to provide this information to confirm there are no utility conflicts. We defer to the Board for waiver approval.	All existing utilities and all proposed gravity utilities are shown on the provided profile sheets. We believe that the information provided is sufficient for the review of a comprehensive permit.		
39B	C-5A/5B/5C	Subdivision Regulations 6.4.5.3.vi-xi	It is recommended to provide this information to confirm there are no utility conflicts. Since these are all new utilities there is less concern of utility conflicts since they will be installed all at once. We defer to the Board for waiver approval.			
58		Subdivision Regulations 6.3.1.7/6.4.7	Please provide landscape plans for proposed landscaping.	The project is proposed under 40B and is not a subdivision, and is not subject to Subdivision regulations.		
58A		Subdivision Regulations 6.3.1.7/6.4.7	We defer to the Board for waiver approval.	Landscape plans will be provided along with construction documents. We request that this be made a condition of approval.		
	Stormwater Report					
59		Subdivision Regulations 7.15.4/Stormwater Rules and Regulations 7.B.2.e.	The site shall be designed to ensure post development peak volumes do not exceed predevelopment peak volumes. Please provide a table showing the pre vs post peak volumes.	A waiver has been requested for Stormwater Rules and Regulations 7.B.2.e. The project is proposed under 40B and is not a subdivision, and is not subject to Subdivision regulations.		
59A		Subdivision Regulations 7.15.4/Stormwater Rules and Regulations 7.B.2.e.	We defer to the Board for waiver approval.	See 59C		
59B		Subdivision Regulations 7.15.4/Stormwater Rules and Regulations 7.B.2.e.	Based on the workshop meeting on 3/12/2025, there is a concern the wetlands do not have capacity for the drainage discharging to them. The project shall ensure post development peak volumes do not exceed predevelopment peak volumes. Please provide a table showing the pre vs post peak volumes.	The Drainage Narrative has been revised to show volumes as well as peak rates. The waiver for volumes is requested for the 2- and 10-year design storm events for DP-5. The increased volumes are "de minimus", and are due to grading restrictions in the vicinity of PWP-5G. Infiltration is not feasible, and as such post-volumes cannot meet existing volumes for these storm events.		
59C		Subdivision Regulations 7.15.4/Stormwater Rules and Regulations 7.B.2.e.	We defer to the Board for waiver approval.	The increase in runoff volumes in the 2- and 10-Year storm events to Wetland 'A' are 0.007-Acre Ft (304-Cubic Ft) and 0.009-Acre ft (392-Cubic Ft). This is equivalent to approximately a quarter inch of water over the surface of Wetland 'A' within the subject parcel. Since 0.765-Acre ft (33,323-Cubic Ft) of runoff reaches Wetland 'A' in the existing 100-Year storm condition, we believe that the wetland has the capacity to store the additional runoff in the 2- and 10-Year storm events.		
59D		Subdivision Regulations 7.15.4/Stormwater Rules and Regulations 7.B.2.e.	In terms of capacity the peak volume for the 100 year storm is met which would be of most concern. Although the peak volume is not met for all storms therefore, we defer to the Board for waiver approval.			
	New Comments 11/13/2024					
	New Comments 2/3/2025					
111	D-4		For IB-1, the main outlet is only 1" in diameter and for the subsurface systems the main outlet is only 1.5" in diameter, this is very small and prone to clogging. Will peak rates still be met if orifice is clogged? We recommend a 4" minimum orifice. Please revise.	The low-flow orifices do not provide meaningful peak-rate attenuation, and are proposed for the sake of water quality volume and groundwater recharge values. We believe that the proposed trash rack in combination with adequate pre-treatment will prevent the orifices from clogging, however should the orifices clog, the pond/subsurface systems ability to handle peak flows will not be inhibited.		
111A	D-4		Will peak rates and volumes still be met if the 1.5" outlet is clogged?	Peak rates and volumes will still be met should the WQV outlet clog for all infiltration systems.		
111B	D-4		Please provide back up documentation showing peak rates and volumes are still met without the 1.5" diameter orifice. There is concern with SS-1 clogging and not fully draining since it is a lined system and the low flow orifice is only 0.5" diameter. Please consider revising.			

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	New Comments 4/25/2025					
123	D-4/SW Report		For infiltration basin 2, 1. There is only a forebay for pretreatment and therefore does not meet the 44% pretreatment requirement. Please revise. 2. The water quality volume calculation shows there is no impervious area going to IB-2 but there is impervious area discharging to IB-2. Please revise. 3. There is no maintenance access to IB-2. Please provide. 4. There is 2.5' separation to SHGW but no mounding analysis was performed. Please provide.	1. As discussed, deep sump catch basins are utilized for pre treatment. 2. WQV Calculations have been updated to accurately show required WQV. 3. Maintenance to IB-2 is provided along the side and rear of building #11D as shown in the updated O&M Location sketch 4. The pond has been reconfigured to provide 4' to ESHGW.		
123A	D-4/SW Report	MA Stormwater Handbook V2 CH2	For infiltration basin 2, 1. This has been addressed. 2. This has been addressed. 3. The maintenance access appears to be obstructed by a proposed tree. Also, there is only 10' between building 11D and IB-3. MA stormwater handbook recommends 15' of access. In addition, it maybe difficult to access the isolator row behind 13B because of the tree between 15B and 17B. Please revise. 4. This has been addressed.			
	New Comments 5/22/2025					
128	D-4	HydroCAD	IB-1 has an 6" perforated underdrain with a valve. The hydrocad model does not include this underdrain. Is the valve for this underdrain closed? Please explain the design intent of the underdrain.			
129	Field Permeability Test	MA Stormwater Handbook V3 CH1	Please explain the method used for the soil permeability test. The method shall comply with MA Stormwater Handbook V3CH1. A title 5 percolation test is not an acceptable test for saturated hydraulic conductivity rate. Please label the test for which BMP it was completed for so, it is easier to follow.			
Con Com Review						
	SITE PLAN					
130A	C-1	MA Wetland Protection Act	The wetlands were delineated in 2015. Per MA Wetland Protection Act, wetland flags are only valid for three years. Therefore, the wetland flags need to be reflagged. Please provide updated flagging and buffer zones.	The site is subject to an ongoing Order of Conditions associated with DEP#145-1050. The latest extension, granting coverage through July 21, 2026, is provided for review.		
130B	C-1	MA Wetland Protection Act	Based on the workshop meeting on 3/12/2025, we defer to the Conservation Commission if the wetlands need to be reflagged.	See In the Matter of John Walsh and Walsh Brothers Building Co., Inc., OADR Docket No. WET-2012-025 and In the Matter of Jose Verissimo, OADR Docket No. WET-2008-006 ("Once a boundary determination is incorporated into an order of conditions, it is valid for the . . . term of the order").		
133C	C-2A/C-2B	Town of Dracut Wetland Regulations 5.1.4.1.2/5.1.4.1.3	Buildings have been relocated out of the 50' buffer zone but disturbance still occurs within the 25 foot buffer zone. We defer to the Board for the waiver required to disturb within the wetland's 25' buffer zone.	Disturbance within the 25-Ft buffer zone consists entirely of temporary disturbance or the permanent disturbance associated with the construction and grading of drainage outlets.		
	Stormwater Report					
	NOI Application					