



Open Comments

Defer to Board

Conditions of Approval

Peer Review Comment Form

PROJECT NAME 2041 Bridge Street PEER REVIEW

DATE 7/11/2025

UPDATED:

PROJECT NO. 24016.0606

NO.	SHEET NO.	SECTION	GREEN'S COMMENT	Applicant's RESPONSE	CONFIRMED BY	DATE
ZBA Review						
	APPLICATION					
1	Waivers		The Applicant provided a list of waivers relating to setbacks, landscape requirements, parking space dimensions, parking general standards, signage, disturbance within 25 feet of a wetland, and structures (walls and buildings) within 50 ft of a wetland. We defer to the Board for waiver approval.			
2	Swept Path Analysis Plan	Site Plan Rules and Regulations Section 3	Has the fire truck access be coordinated with the Fire Department? Snow storage appears to block the fire truck turn around access. Please revise.			
	SITE PLAN					
3	All Plans	Stormwater Rules and Regulations - Section 8.D.(2).	Please ensure that all acronyms and linetypes are listed in the legend. For example Sheet 3- Layout and Materials Plan shows VGC and CCB, which seem to be Vertical Granite Curb and Cape Cod Berm, please verity and ensure that all acronyms are listed.			
4	Sheet 3 - Layout and Materials Plan	Site Plan Rules and Regulations Section 2	There is snow storage within wetland buffer zones beyond the curb line. These snow piles appear to directly discharge to the wetlands. Snow piles should be placed in an are that when they met they will discharge to treatment before discharging to the wetland. Please revise location of snow piles.			
5	Sheet 3 - Layout and Materials Plan	Zoning Bylaw 6.1.8.1.D.	The applicant is requesting a waiver for smaller parking depth from 20' to 18'. We recommend aisle with be a minimum of 24' for 18' long parking spaces. Please revise.			
6	Sheet 3 - Layout and Materials Plan	ADA	Please show detectable warning panels at handicap ramps.			
7	Sheet 3 - Layout and Materials Plan & Sheet 4 - Grading, Drainage, and Utilities Plan	Dracut Wetland Regulations 4.2.2.3	Buffer lines are cut off in various locations, please show entirety of buffer zones.			
8	Sheet 4 - Grading, Drainage, and Utilities Plan		P.OCS2 missing invert in and P.OCS4 missing invert in. Please provide.			
9	Sheet 4 - Grading, Drainage, and Utilities Plan	Stormwater Rules and Regulations - Section 7.G.(12)	Many pipes, especially those with slopes over 10%, will result in very high velocities and could cause premature wear and damage to drainage structures. Many pipes that outlet to flared end sections could have slopes reduced to be closer to 1% to reduce stormwater velocity and minimize erosion to rip rap. Please provide calculations to size drainage pipes to accommodate the 25 year storm event and maintain velocities between 2.5 and 10 feet per second.			
10	Sheet 4 - Grading, Drainage, and Utilities Plan		Has town engineering and sewer department been contacted to verify that water and sewer system connections are acceptable and the town can handle the additional flows?			
11	Sheet 4 - Grading, Drainage, and Utilities Plan		Stormwater may buildup against wall west of the drainage swale going to P.DCB2. Consider moving swale to start in the south corner.			
12	Sheet 4 - Grading, Drainage, and Utilities Plan		There is a water gate shown at the bend by the fire hydrant. Can the bend be eliminated and the water line or hydrant be shifted?			
13	Sheet 4 - Grading, Drainage, and Utilities Plan	Stormwater Rules and Regulations - Section 7.B.(3)(b)	Please confirm that there is no gas service to proposed building.			
14	Sheet 4 - Grading, Drainage, and Utilities Plan & Sheet 6 - Detail Sheet (1 of 3)	ADA	Transition slabs for handicap ramps will have to be more than 6.6', as is shown in the details, in order to have a max 7.5% slope to transition up 6". Please revise.			
15	Sheet 4 - Grading, Drainage, and Utilities Plan & Sheet 7 - Detail Sheet (2 of 3)		The plans show multiple inlet pipes in the cases of P.DMH1 and P.DMH4, but the detail only shows one inlet pipe. Please verify that this structure can accommodate two inlet pipes.			
16	Sheet 4 & Appendix V Pre and Post Development Watershed Plans (Stormwater Report)		Please revise so that proposed stormwater design matches in plan and stormwater report. For example, P.CB1, P.DMH1, and P.CB2 configuration is different.			
17		Stormwater Rules and Regulations - Section 7.B.(3)(c)ii.	Please provide profile for drainage trunk line.			

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18	Sheet 5 - Erosion and Sedimentation Control Plan		It is assumed that the proposed erosion control line represents the hay bales and silt fence barriers. Please confirm.			
19	Sheet 5 - Erosion and Sedimentation Control Plan		Only one of the temporary sediment basins has a swale leading to it. Please clarify how stormwater will be getting to the other basins.			
20	Sheet 6 - Detail Sheet (1 of 3)		There is a detail for Bollard, but it's unclear where these are in the plans. Please clarify.			
21	Sheet 7 - Detail Sheet (2 of 3)		Please verify if Double Grate for Catch Basins is to be used with the Catch Basin with Hood detail. If a different structure is required, please provide detail.			
22	Sheet 7 - Detail Sheet (2 of 3)		There is a detail for Area Drain, but it's unclear where this is in the plans.			
23	Sheet 7 - Detail Sheet (2 of 3)		The Grass Drainage Swale detail shows a minimum width of 11', but the swales in the plan are less than 11'. There is also a swale that is 1.5' wide, but with a 1:3 slope that would mean that the sides would create a "V" rather than a swale as is shown in the detail. Please revise.			
24	Sheet 8 - Detail Sheet (3 of 3)		Please provide elevations for system bottom along with SHGW for each subsurface system in detail.			
25	Sheet 8 - Detail Sheet (3 of 3)		Isolator Row details mention that Stormtech recommends flexstorm inserts in upstream structures with open grates, are these inserts going to be used for this design? Please clarify.			
26	Sheet 8 - Detail Sheet (3 of 3)		Outlet Control Structure (P. OCS) detail shows underdrains, but there doesn't seem to be any underdrains shown in the plans. Please clarify. It is unclear when the drawdown pipe cap is to be removed. Please verify that this is necessary for OCS.			
	Stormwater Report					
27	Standard 2 Peak Rates	Stormwater Rules and Regulations - Section 7.B.(6)	Only a table for peak rates was provided. Please provide a table showing peak volumes have been met.			
28	Appendix II Stormwater Checklist	Stormwater Rules and Regulations - Section 7.B.(4)(a)	Stormwater checklist must be stamped and signed by registered Professional Engineer (PE).			
29	Appendix V Pre and Post Development Watershed Plans	Stormwater Rules and Regulations - Section 7.B.(3)(d)	There is not enough topography information outside of the lot to delineate watershed areas. Please include more topography information. Please indicate ground cover material. Soils must be broken down by soil hydrologic group rating in plans. Please show flow path for all drainage areas.			
30	Appendix V Pre and Post Development Watershed Plans		In the plans there is a swale in 13S that doesn't seem to be considered in the watershed plans. 11S and 22S don't seem to have a boundary between them. Please revise			
31	Appendix V Pre and Post Development Watershed Plans & Appendix VI HydroCAD Output		18S is shown in the proposed HydroCAD, but not in the watershed plan. 22S does not appear to all go to the drainage swale, but HydroCAD indicates that it does. Please revise. Please verify that all of the roof drains go directly to DMH2.			
32	Appendix VI HydroCAD Output		HydroCAD lists all soils as C soils, but 51A seems to be B/D soil. This is generally interpreted as area within the wetlands is D soils and area outside the wetlands is considered B soils. Please revise.			
33	Appendix VI HydroCAD Output		Tc for 10S is listed as less than 6 minutes. Please revise.			

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34	Appendix VI HydroCAD Output		Inverts must match between plans and HydroCAD. Invert out for Pond 12P does not match P.OCS2 in plan. Please revise and verify that all other invert information is consistent between plans and HydroCAD.			
34	Mounding Analysis		It appears that for UIS2 &3 it will mound up into the mounding of the system. This may affect the infiltrate rate that is being used for peak rate attenuation. Can the design be modified to prevent it from mounding up into the system?			
35	Appendix X Operations and Maintenance Log		Please provide O&M manual from manufacturer for Stormtech systems similar to what was provided for Contech systems. Please also include O&M instructions for drainage swales and catch basins.			