



Open Comments

Defer to Board

Conditions of Approval

Peer Review Comment Form

PROJECT NAME 341 Broadway Street PEER REVIEW

DATE 9/3/2025

UPDATED:

PROJECT NO. 24016.0606

NO.	SHEET NO.	SECTION	GREEN'S COMMENT	Applicant's RESPONSE	CONFIRMED BY	DATE
ZBA Review						
	SITE PLAN					
1	General		The scale bars are showing incorrect dimensions. Please revise.			
2	General	Town of Dracut Zoning By Laws - 3.3	This site appears to be in the I-1 District, please confirm. If this is the case then the restaurant and retail store would require a special permit from the planning board. Please clarify the current permits acquired and plan to obtain. This district is also marked as dwellings being prohibited. Please clarify.			
3	General	Town of Dracut Zoning Bylaws - 5.3.3.F (Standards)	Please verify that pedestrian crossings and walkways are to be textured. If not, please consider town preferences as well.			
4	General	Town of Dracut Zoning Bylaws - 5.3.3.K (Standards)	Please verify that the maximum number of dwelling units is within the limits set by the Zoning Board.			
5	General	Town of Dracut Zoning Bylaws - 5.3.4.D.4 (Application) & 5.3.4 (Affordable Dwelling Units)	Please indicate location of affordable dwelling units on the floor plans. Please also verify that the minimum units are provided.			
6	General	Town of Dracut Zoning Bylaws - 5.3.4.G-K (Application)	Please provide narrative reports and information as described in these sections to the Town if the applicant has not done so already.			
7	General	Town of Dracut By Laws - Chapter 14, Article II, Sec. 6	Please verify that plans have been submitted to the Dracut Board of Sewer Commissioners and that their approval has been given for this development connecting to town system.			
8	General	Town of Dracut By Laws - Chapter 24, Section IV.E/Town of Dracut Stormwater Management Rules and Regulations Section 5	Based on the size of the project a Major Stormwater Permit must be obtained.			
9	General	Dracut Wetland Regulations 5.1.4.1.2.3	There is work being performed in wetlands and within the buffer zones. It appears that there is disturbance within the 25 ft buffer, a building (Residential Building #4) and retaining walls within the 50 ft buffer, and work proposed within the wetlands. We defer to the Board if the work within the wetlands and buffer zones is acceptable.			
10	General	Dracut Wetland Regulations 5.1.4.2.4	Wetland replication is provided throughout the project. All replications of wetlands shall be no less than three times the altered number of square feet. A table should be provided quantifying the total wetland altered and the total replication provided to confirm this regulations is met.			
11	General	Dracut Wetland Regulations 5.1.4.2.5	The watershed plans show potential vernal pools but the design plans do not indicate vernal pools. Please clarify if there are vernal pools or not. Stormwater discharge to Vernal Pools is not permitted.			
12	C-302	ADA	It appears that there is only a curb ramp for one access aisle for accessible parking at most buildings. It appears that the other accessible parking spaces have an access aisle but no curb ramp. An accessible route should be provided for every accessible parking space please revise.			
13	C-301-303	Town of Dracut Zoning By Laws - 6.1.8.1.H.	Please indicate on plans, where snow is to be stored. Snow storage should be located in areas where snow melt will discharge to a stormwater BMP for treatment prior to discharging to the wetlands.			
14	C-401		CB-2 is located below the adjacent crosswalk, it is recommended that catch basins be located above crosswalks to reduce the amount of stormwater for pedestrians in these areas.			

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15	C-401		It appears that emergency spillways are at the same elevation as the grate for the outlet structures. Please explain why the emergency spillways aren't higher than the outlet structures.			
16	C-401		Contours labels are missing for contours in the parking lot south-east of the retail/restaurant market building. Please provide these labels. There appears to be low points in some of the corners of this parking lot, please add additional catch basins as needed.			
17	C-401-403	Town of Dracut Stormwater Management Rules and Regulations Section 7. B.(3).c.ii	Please provide profiles of drainage trunk lines.			
18	C-401-403		It is recommended that pipes exiting drainage structures be at least 0.1' below the lowest pipe entering the structure whenever possible.			
19	C-401-403		Please ensure that all pipes and structures (including FES) are labeled with rims, inverts etc. Some are missing these labels. Please make sure all inverts are shown correctly. For example CB-4 has an invert out of -3.50 which does not seem correct with the rim elevation of 155.82. Please revise.			
20	C-401-403	MA Stormwater Handbook/ Town of Dracut By Laws IV.C.2-3	Please show on the plans where TP's to determine SHGW were performed. It appears TP's weren't performed at every BMP and estimated seasonal high groundwater is noted at some but not all. TP's should be performed at each BMP with estimated seasonal high groundwater elevation. There shall be at least 2' separation between the bottom of an infiltration bmp and seasonal high groundwater. If seasonal high groundwater is above the bottom of a detention bmp then a liner is required and a buoyancy calculation should be performed.			
21	C-401-403	MA Stormwater Handbook V2CH2	Infiltration basins require a minimum 50 ft setback from slopes greater than 15%. It appears that many infiltration basins have a slope greater than 15% down to the existing grade. This could result in breakout in the slope. What measures will be taken to prevent break out in the slope?			
22	C-401-403	MA Stormwater Handbook V2CH2	Is the hatched box adjacent to the guiderail a retaining wall? If so, it appears some of the of the walls are included in the infiltration basins. It is not recommended to use a wall as an edge of the infiltration basin. All walls should have top and bottom of wall grades. Please confirm and revise.			
23	C-401-403 & C-902		There is a note in the drain manhole detail that states that contractor to size manhole appropriately based on drainage design, but there appears to be some structures (DMH-17) that may be 8' or larger depending on materials used. Please clarify if there is an acceptable maximum size for drainage structures.			
24	C-402		The "match line" callout is blocking some structure information for OCS-6. Please make sure all labels are showing all information. It is unclear in this case, but the pipe leaving OCS-6 may be in conflict with the pipe leaving DMH-15. Please revise if necessary.			
25	C-402		Please provide a detail for the yard drains and add callouts to pipes connecting them.			
26	C-501-503		There are several utilities that are shown to bend with sweeps rather than bends such as the FM and gas line. Please design with true bends rather than sweeps.			
27	C-501-503		A profile should be provided for the sewer force main. Also, the pipe material should be provided. Please provide.			
28	C-502		There appears to be a plotting issue where all the text is plotting incorrectly. Please revise so this sheet can be reviewed.			
29	C-502-503		There are several sewer pipes under 1% which may not allow for sewer gas control or self-cleaning velocities at all rates of flow. This may not be an issue if the depth of flow is greater than 1/3 of the pipe diameter for the design average flow. Please clarify if these considerations were made.			
30	C-901-903	Town of Dracut Stormwater Management Rules and Regulations Section 7. G.(21)	Please include detail for outfalls 24" or larger to include grate or bars to prevent ingress.			
31	C-901-903		Please provide detail showing minimum separation between utilities. There should be a minimum of 10' separation between water and sewer. A water and sewer crossing detail should be provided as well to indicate locations and limits for concrete encasement. Please revise.			

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32	C-901-903	Town of Dracut Stormwater Management Rules and Regulations Section 7. B.(3).c.i.	Please provide details for all Water Quality Units included in design. Based on pipe sizes and configurations, there appears to be water quality units that will be larger than a 4' structure.			
33	C-901-903/HydroCAD	Town of Dracut Stormwater Management Rules and Regulations Section 7. B.(3).c.i.	Please provide details for Outlet Control Structures. In some structures there is less than 1' separation between rim and weir. It is unclear if the weir is in the structure, on the wall of the structure, or both based on the configuration and the HydroCAD model. If the weir is on the exterior wall, the weir should be modeled as an orifice not a weir. If the weir is internal but not external, the weir will not be utilized as modeled because stormwater needs to go through the orifice before encountering the weir. The way it is modeled is that stormwater would be encountering the weir and the orifice at the same time. Therefore, the peak elevation may be higher and the emergency spillway maybe utilized. Please be sure that the structure configuration will accommodate design and the device routing matches the plan.			
34	C-901-903/HydroCAD	Town of Dracut Stormwater Management Rules and Regulations Section 7. B.(3).c.i.	"Retain_it" and StormTrap is modeled in HydroCAD but there are no details for these units in the plans. Please provide details that align with the HydroCAD model.			
35	C-902	Town of Dracut Stormwater Management Rules and Regulations Section 7.G.(18)	Please revise Catch Basin detail to meet referenced regulation so that all catch basins adjacent to curbing have a granite curb inlet. There should be another detail for catch basins not proposed adjacent curbing.			
36	C-902		There is a detail for a flared end section with level spreader that appears to be referring to a specific one. Please provide detail that is applicable to all FES.			
37	C-902		Please clarify where the chimney connection vs the standard sewer main connection detail will be used.			
38	C-902		Please clarify if the typical sewer manhole detail proposed for both the gravity and pressure systems.			
39	C-902		The sewer pump station is not detailed in the plans. The sewer pump station should be shown in the details. Please revise.			
40	C-902		Plans show 10" water main and hydrant detail shows 8" water main please clarify sizes are correct on plans and details.			
41	C-902	Town of Dracut Stormwater Management Rules and Regulations Section 7.G.(14)	The culvert should be sized to accommodate the 50 year storm event and adequate erosion protection should be designed. The design should be in accordance with the Massachusetts Stream Crossing Handbook. Please provide back up calculations.			
42		Town of Dracut Zoning By Laws - 6.1.1.D - Off Street Parking and Loading Section	Headlights from cars in parking lot will shine into residential units. We recommend that screening is provided.			
43		Town of Dracut Zoning By Laws - 6.1.8.1.C.4/Town of Dracut Zoning By Laws - 6.1.10.A	A minimum of one tree per eight parking spaces is required. Trees shall be placed so that some part of the parking space is not more than 30 feet from a tree. Total site parking listed in parking matrix is 831. There are many parking areas on this site that do not meet the requirements for number and placement of trees. Approximately 60 trees are shown in or adjacent to parking areas. 104 trees would be 1 tree per 8 spaces. Please revise.			
44		Town of Dracut Zoning By Laws - 6.1.10.B	Requirement for landscaped strips in parking lots is not less than five feet in width. Parking strip in the parking lot adjacent to the Sports Pavillion seems too be less than 5' and too narrow to expect plants to survive in it. Please revise.			
45		Town of Dracut Zoning By Laws - 6.1.10.C	Tree required by this section shall be at least 2 inches in diameter 4' above the ground. A plant list with the sizes and numbers of trees has not been provided. Please provide.			
46		Town of Dracut Zoning By Laws - Section 6.3 - Soil, Vegetation, Rock and Gravel Removal	A permit for Soil, Vegetation, Rock and Gravel Removal would be required for this project. Permit would state only five acres can disturbed at one time. The Preliminary Site Plans lack information such as how much of the existing vegetation is being removed, the amount of cut of fill, and the height of the retaining walls. Please revise.			
47			A plan and list of plants has been provided, however the size of plants at plantings, the number of plants per species, and the locations of the plantings have not been provided. Please provide.			
48			A line representing the limit of existing vegetation to remain should be added to the plans. This will help evaluate where proposed trees are need.			



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49			We recommend a greater variety of large deciduous trees.			
50			We recommend a native or naturalized seed mix with higher ecological value be used in the areas not likely to be mowed such as some of the side slopes of the detention basins and edges that are at the outer limits of the site work adjacent to existing vegetation. These mixes are typically mown once per year in the spring.			
51			No evergreen trees are proposed. Evergreen trees are useful for screening and provide winter interest. We recommend that evergreen trees be added to the landscape planting design.			
52			The planting design is done at 1"-40' scale which does not show design of areas that require more detailed design, such as unit building entrances, and common areas. Please provide more detailed landscape plans.			
53			We recommend some tree and large shrub planting at the edges of the stormwater basins to help them blend into the surrounding landscape and provide ecological value.			
54		Zoning Bylaw 2.4.12	There is a note on the lighting plan that indicates the lighting will be dark sky compliant. Please provide certified BUG (Zero up light) rating for all fixtures which provide in excess of 2000 lumens. Please describe the shut off controls (sensors, timers, motion detectors) and hours of anticipated use. Provide a lumen cap calculation to confirm the correct amount of light.			
55		Town of Dracut Wetland Regulations 5.1.3.2	Has an evaluation by the applicant been performed to confirm the project will not have an adverse effect on wildlife?			
	Stormwater Report					
56	Narrative	Town of Dracut Stormwater Management Rules and Regulations Section 7.B.(2).e/7.B.(4).a	Please provide a table showing pre- and post- development peak volumes. The post development peak volume shall be equal to or less than the pre development peak volume.			
57	Mounding Analysis	Massachusetts Stormwater Handbook V3C1	Many of the infiltration systems have less than 4' separation to groundwater but no mounding analysis has been performed. Please provide a mounding analysis.			
58	Appendix E: Proposed Conditions Hydrologic Analysis		Please check the HydroCAD models match the drainage area maps. The map shows PR-11 going to IS-10 but this is not the case in the model. DS-2 seems to be mislabeled as IS-2. Please revise these and any other inconsistencies as needed.			
59	Appendix E: Proposed Conditions Hydrologic Analysis		Please check the HydroCAD models match the drainage plans. For example IS-1 is listing the primary outlet device as a 10' pipe with invert 158. Please ensure that plans and model are revised to match for all modeling.			
60	Appendix E: Proposed Conditions Hydrologic Analysis		Some of the infiltration bmps are using B soil Rawls rates for exfiltration in the HydroCAD model but using A soil infiltration rates in the drawdown calculations. Please revise to be consistent.			
61	Appendix E: Proposed Conditions Hydrologic Analysis		North of Residential Building #1, there is a triangular area between the building and the parking. There is no grading at this location but based on existing grades it appears this area would discharge directly to the wetland and not on to the roadway as shown in the watershed plan. Please clarify.			
62	Appendix F: Stormwater Calculations		Hydrocad stage storage tables should be provided to back up provided recharge and water quality volumes. Please provide.			
63	Appendix F: Stormwater Calculations		There are no water quality flowrate calculations to confirm the correct water quality structure is used for each. Please provide water quality flow rate calculations and include the required water quality flow rate in the detail. Please revise.			

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64	Appendix F: Stormwater Calculations	Town of Dracut Stormwater Management Rules and Regulations Section 7.G.(9)	The rainfall data shall use NRCC Extreme Precipitation instead of NOAA Atlas 14. Please revise.			
65	Appendix F: Stormwater Calculations		Back up rainfall data should be provided in inches/ hour (intensity) as well. These depths are used in the pipe sizing calculations. Please provide.			
66	Appendix F: Stormwater Calculations/C-401-C- 403	Town of Dracut Stormwater Management Rules and Regulations Section 7.G.(12)	Pipe sizing calcs don't match the plans. For example slopes are inconsistent between plans and table. Please revise all inconsistencies to match. Please confirm pipes are sized to maintain velocities between 2.5 and 10 fps for the 25-year storm.			
67	Appendix G: Operation and Maintenance		Please provide O&M plans from all manufacturers including subsurface systems and pretreatment units. Please clarify where the Contech and Retain It devices are being proposed on the plans.			
68	Appendix G: Operation and Maintenance	Town of Dracut Stormwater Management Rules and Regulations Section 9.B	Please provide an O&M map showing location of the systems and facilities.			
69	Appendix G: Operation and Maintenance	Massachusetts Stormwater Handbook V2C2	Catch basins to be inspected four times per year and cleaned four times per year or whenever the depth of deposits is greater than or equal to one half the depth from the bottom of the invert of the lowest pipe in the basin. Please revise.			
70	Appendix G: Operation and Maintenance	Massachusetts Stormwater Handbook V2C2	Infiltration basins to be mowed at least twice a year. Please revise.			
71	Appendix G: Operation and Maintenance		The illicit discharge statement should be signed and dated. Please revise.			
72	SWPPP	Town of Dracut Stormwater Management Rules and Regulations Section 7.G.(12)	The applicant is required to submit a complete copy of the SWPPP and signed NOI. We recommend this be made a condition of approval.			
	Traffic Study					
73	Traffic Study		See traffic peer review letter comment #1			
74	Traffic Study		See traffic peer review letter comment #2			

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75	Traffic Study		See traffic peer review letter comment #3			
76	Traffic Study		See traffic peer review letter comment #4			
77	Traffic Study		See traffic peer review letter comment #5			
78	Traffic Study		See traffic peer review letter comment #6			
79	Traffic Study		See traffic peer review letter comment #7			
80	Traffic Study		See traffic peer review letter comment #8			
81	Traffic Study		See traffic peer review letter comment #9			
82	Traffic Study		See traffic peer review letter comment #10			
83	Traffic Study	Town of Dracut Zoning Bylaws - 5.3.3.O (Standards)	Please verify that the Dracut Fire Department has received and approved a plan as outlined in this section. See traffic peer review letter comment #11			
84	Traffic Study		See traffic peer review letter comment #12			
85	Traffic Study		See traffic peer review letter comment #13			
86	Traffic Study		See traffic peer review letter comment #14			
87	Traffic Study		See traffic peer review letter comment #15			
88	Traffic Study		See traffic peer review letter comment #16			



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89	Traffic Study		See traffic peer review letter comment #17			
90	Traffic Study		See traffic peer review letter comment #18			
91	Traffic Study		See traffic peer review letter comment #19			
92	Traffic Study		See traffic peer review letter comment #20			