

Peer Review Comment Form

NO.	SHEET NO.	SECTION	GREEN'S COMMENT	Applicant's RESPONSE	CONFIRMED BY	DATE
2003 Special Permit &2005 Special Permit Amendment						
1		Town of Dracut Zoning Bylaws - 2.3.8	The 2003 & 2005 Special permits are over 20 years old, please verify that exceptions to bylaws listed in this permit are still accepted by the Town of Dracut Zoning Board. Specifically there is a waiver requested for the proposed parking referring to previous special permits. We defer to the Board.			
CIVIL PLANS						
2		Town of Dracut Zoning Bylaws - 2.3.12.D	Please provide Building Elevation Plans stamped by a Registered Professional Engineer. Please include all elements required for section 2.3.12.D.			
3		Town of Dracut Zoning Bylaws - 2.4.5.B	Site plans should show the owner's signature, please revise. Per the zoning district map, this property is within the I-1 and Mill Districts, but plans only show I-1 boundaries, please revise to include Mill District boundary. Please show pipe size and material for existing water and wastewater.			
4	4 - OVERVIEW PLAN	Town of Dracut Wetland Regulations 5.1.4.1.2	Work is being performed within 25 feet of Beaver Brook. We defer to the conservation commission for work performed within the buffer zones.			
5	5 - SITE PLAN (1 OF 4)		There are several light poles shown in parking spaces. This reduces the parking space size. Please move outside of parking spaces if feasible.			
6	5 - SITE PLAN (1 OF 4)	Town of Dracut Wetland Regulations 5.1.2	Please clarify the cantilevered composite deck elevation relative to the FEMA flood elevation. How much freeboard is provided?			
7	5 - SITE PLAN (1 OF 4)		Please indicate proposed surface materials for areas around BLDG-F.			
8	5 - SITE PLAN (1 OF 4)		It appears there are no accessible parking spaces near BLDG-A. There should be accessible parking spaces for each building.			
9	6 - SITE PLAN (2 OF 4)		Snow storage should not be located upgradient of beaver brook and within the buffer zone. Snow storage should be located so, when it melts it is directed to treatment BMPs. Please revise.			
10	8 - SITE PLAN (4 OF 4)		Please show handrails for the stairs west of BLDG-E.			
11	9-12 - GRADING & DRAINAGE PLANS		There are several drainage pipes that are less than 4' long, which may cause construction issues. Please consider revising.			
12	9-12 - GRADING & DRAINAGE PLANS		There are some inconsistencies about drainage pipe information. For example, the pipe between DMH-10 and DMH-9 is lower than 100' based on the drainage structure information on the right side of the sheet but the utility crossing callout shows it being 101.5.			
13	9 - GRADING & DRAINAGE PLAN (1 OF 4)		Please provide detail for "First Defense Unit". Please verify that this structure can accommodate the four pipes shown. Please specify the model to be proposed.			
14	9 - GRADING & DRAINAGE PLAN (1 OF 4)		There is a large drainage area going through DMH-1 "First Defense Unit", please verify it can handle the flow from large storm events while being online. If it does not have capacity, a bypass manhole maybe required.			
15	10 - GRADING & DRAINAGE PLAN (2 OF 4)		Please verify where the pipe from DMH-9 outlets to. Similarly where is the 6" PVC pipe coming from for DMH-1.			
16	10 - GRADING & DRAINAGE PLAN (2 OF 4)		Existing sewer manhole cover is located in a transition section of the a speed table, which will not be constructable. Please move speed table so that covers are not located within them. Existing sewer manhole at south-east corner of the property is located within a sidewalk transition, please revise.			
17	10 - GRADING & DRAINAGE PLAN (2 OF 4)		DMH-15 and other DMHs are proposed to be installed on existing 12" HDPE. Will these be doghouse manholes or will new pipes be installed to tie into existing line. Please revise to show pipes, notes, and details necessary to make these connections.			



PROJECT NAME Task 7 - Beaver Brook Mill

DATE 8/21/2025

UPDATED:

PROJECT NO. 24016.07

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18	10 - GRADING & DRAINAGE PLAN (2 OF 4)	Town of Dracut Stormwater Management Rules and Regulations Section 7. B.3.c.ii.	Please provide profiles of drainage trunklines.			
19		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.			
20		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.			
21		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.			
22		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.			
23		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.			
24		Town of Dracut Zoning Bylaws - 6.1.8.1.D	Per Zoning Bylaws standard 90° parking spaces are to be 10' wide. Will a waiver be requested for reduced parking widths?			
25		Town of Dracut Zoning Bylaws - 6.1.8.1.F (Architectural Access Board's regulations (521 CMR 023.00))	The AAB regulations state that there are to be 9 accessible spaces when there are 401-500 total spaces provided, but there seem to be only 7. Please revise.			
26	13 - UTILITY PLAN	Town of Dracut Bylaws - Article II; Sec. 6	Please confirm plans have been submitted to the Dracut Board of Sewer Commissioners for approval.			
27	13 - UTILITY PLAN		Please provide detail for sewer connection to trunkline.			
28	13 - UTILITY PLAN		Please verify if existing gas line under BLDG-E will remain or be removed.			
29	13 - UTILITY PLAN		Are there any bollards proposed around proposed fire hydrants? Please consider providing bollards.			
30	13 - UTILITY PLAN		DMH-12 is in conflict with water design, please revise.			
31	13 - UTILITY PLAN		Please clarify if water is connecting to BLDG-E at the north-west corner of the building, because it appears that it also connects on the east side of the building.			
32	13 - UTILITY PLAN		Please provide 10' of separation between water and sewer. For example it seems that this isn't provided for the water and sewer service east of BLDG-E.			
33	13 - UTILITY PLAN		Please clarify if drainage upstream of CB-9 is being removed.			
34	13 - UTILITY PLAN		Gate valve connecting to proposed hydrant by BLDG-F is in conflict with proposed drainage. Please revise.			
35	13 - UTILITY PLAN		The existing water near BLDG-E is cut and capped on one side but not the other. It is unclear the abandoned, remain active, and removal limits. Please revise.			
36	16 - DETAIL SHEET	ADA	Accessible ramps are missing detectable warning panels please show these on the plans.			
37	17 - DETAIL SHEET		Is there a brick section for the DRAIN MANHOLE? Based on what is shown, the 6" frame is to be directly on top of the cone/slab section. Please consider providing a brick section for future field adjustments.			
38	17 - DETAIL SHEET		Deep sump catch basin eccentric cone detail shows a pipe entering the structure. There doesn't seem to be any CBs online, like in this detail. Please revise.			

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39	18 - DETAIL SHEET	Town of Dracut Stormwater Management Rules and Regulations Section 7. B.3.c.i.	Please clarify where oil & water separator is being proposed. The project is within a LUHPPPL, therefore an oil & water separator should be provided.			
40	18 - DETAIL SHEET		Please indicate material for service pipe on water service connection detail.			
41	18 - DETAIL SHEET		There is a detail for a thrust block, please clarify where this is proposed. Are there any thrust blocks proposed other than at tees? Thrust blocks should be used at all bends as well.			
42	19 - DETAIL SHEET		There is a detail for a sanitary sewer manhole and one for a sewer service cleanout, please clarify where these are proposed.			
STORMWATER REPORT						
43	Proposed Conditions & Compliance with MassDEP Stormwater Standards	Town of Dracut Stormwater Management Rules and Regulations Section 7.E.1	The proposed conditions section says that this project meets 50% TP removal to the maximum extent practicable. But, this project does not have any measurable amount of TP removal. Therefore, the requirement is not met. The applicant performed test pits and it appears infiltration bmps are feasible based on soil type and seasonal high groundwater. Also, the water quality structure chosen is a hydrodynamic separator that does not claim phosphorus removal. There are water quality structures that have filters designed to remove phosphorus to meet this requirement. Please revise to meet the 50% TP removal requirement.			
44	Compliance with MassDEP Stormwater Standards	Town of Dracut Stormwater Management Rules and Regulations Section 7.G.12	The project did not provide sizing calculations to show the drainage pipes are sized to accommodate the 25 year storm and maintain velocities between 2.5 and 10 fps. Please provide.			
45	Stormwater Modeling Methodology/Appendix G - Supplemental Calculations and Backup Data		The rainfall data provided and modeled is for the 12 hr rain event not the 24 hr rain event. Please revise to use the 24 hr rainfall event.			
46	Appendix C - Soils Information		Please provide hydrologic soil groups for the soils in the NRCS soil report.			
47	Appendix G - Supplemental Calculations and Backup Data (First Defense High Capacity)		Please provide Water Quality flow calculations to confirm the correct First Defense model to be proposed to achieve 80% TSS removal rates.			
48	Operation & Maintenance Plan		O&M Plan must be signed.			