



Open Comments

Defer to Board

Conditions of Approval

Peer Review Comment Form

PROJECT NAME Murphy's Farm PEER REVIEW

DATE 6/7/2024

UPDATED: _____

PROJECT NO. 24016.0106

NO.	SHEET NO.	SECTION	GREEN'S COMMENT	Applicant's RESPONSE	CONFIRMED BY	DATE
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.		
2		Zoning Bylaw 7.2.2.C	The Applicant shall include an analysis of the impacts of the proposed development, including natural environment, public services, economics, social environment, and visual environment.	While the proposed project is a Multifamily development, it is proposed under 40B, not the Town of Dracut Multifamily Development regulations. As such, we believe that this requirement is not applicable.		
SITE PLAN						
3	C-1	Zoning Bylaw 3.2.3	The proposed project is within R-1 zoning district. The R-1 district only permits single family dwelling homes but the applicant is proposing multifamily dwellings. We defer to the Board if this is acceptable.	The project is proposed under 40B, allowing for the construction of multifamily dwellings.		
4	C-1	Zoning Bylaw 2.4.5.B.9	The proposed building height should be added to the zoning table. Please revise.	The proposed buildings do not have full architectural plans, however their height will comply with the zoning bylaw.		
5	C-1	Subdivision Regulations 6.4.1 #9	No project benchmark data is shown. Please provide.	Project benchmark data is now provided on sheet C-1.		
6	C-1	Zoning Bylaw 2.4.12	The site landscaping shall be 20% of the total impervious surface of the project. Please provide the required and provided on the plans.	A waiver to Zoning Bylaw 2.4.12 is requested.		
7	C-1		Please add the date when the wetlands were delineated.	The date when the wetlands were delineated is now shown on sheet C-1.		
8	C-2A	Subdivision Regulations 6.4.2 #8	Benchmark 1 points to a existing catch basin with elevation of 168.51 but the record rim elevation is 168.30, please clarify.	Catch basin rim has been adjusted.		
9	C-2A/C-2B	Zoning Bylaw 2.4.5.B.6	Please add bearings and distances of all property lines. It appears some are missing.	Missing bearings and distances are now provided.		
10	C-2A/C-2B	Zoning Bylaw 2.4.5.B.17/Town of Dracut Wetland Regulations 5.1.4.2.6	Massmapper has identified streams within the property and these are not identified on the plans. Please update the plans to include labels for existing streams. Please add associated buffers.	All resource areas were delineated and are shown based on Order of Resource Area Delineation associated with DEP#145-1005, and Order of Conditions associated with DEP#145-1050.		
11	C-2A/C-2B	Zoning Bylaw 2.4.5.B.17/ MA Wetlands Protection Act/ Subdivision Regulations 6.4.2.13	The location of areas subject to flooding shall be shown on a plan. There are wetlands onsite that appear to not have an outlet. Please identify if any of the wetlands are isolated land subject to flooding (ILSF) and provide back up calculations. The extend of the ILSF shall be shown on the plans.	Drainage calculations for wetland series B & C (Design point 6) show that the requisite runoff volume is not generated in any of the design storms. As such, wetland series B&C are not ILSF. The remaining internal wetlands have outlets.		
12	C-2A/C-2B	Town of Dracut Wetland Regulations 5.1.4.1.2/5.1.4.1.3	For new construction the Town Wetland Regulations do not allow any disturbance within 25 feet of a resource area and no new buildings, retaining walls, or impervious surfaces within 50 feet of a resource area. The proposed project does not show the 25 foot and 50 foot buffer zones. These should be added to the plans and the plans should be revised as needed to meet the regulations.	A waiver is requested for disturbance within the 25-Ft Buffer, and construction of new buildings and impervious surfaces within the 50-Ft buffer. These buffers are now shown on the plans.		



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13	C-3A/3B		Please provide a legend for the Layout and Materials Plan including all different hatches.	A legend is now provided on sheet C-3.		
14	C-3A/3B		Please provide more information on snow removal and storage process. How will snow be stored in the proposed playgrounds? What is being installed for the proposed playgrounds?	The proposed playgrounds will be seasonal, allowing for snow storage as required. Final plans for playground equipment will be provided prior to construction.		
15	C-3A/3B	ADA	There is a ramp between 9D and 8D but there is no ramp on the other side of the street. This occurs in other locations as well. There should be sidewalk ramps on both sides of the street. Please revise.	ADA Ramps are now provided at all street crossings.		
16	C-3A/3B		There are limited pavement markings throughout the plans. The plans should have crosswalks, stop bars, etc. Please revise.	Crosswalks, stop bars, and other pavement markings are now provided.		
17	C-3A/3B	MA Stormwater Handbook V2 CH2	Porous pavement should have a setback of 10 feet from slab foundations, 20 feet from cellar foundations, and 10 feet from property lines. Please confirm these setbacks have been met.	Porous pavement is no longer proposed.		
18	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.	The project is proposed under 40B and is not a subdivision, and is not subject to Subdivision regulations.		
19	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.		
20	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.		
21	C-3A/3B	Subdivision Regulations 6.4.3 #11	North arrow is shown but it is not identified as magnetic or true north. Please indicate on the plans.	Project horizontal datum is NAD83, and is now shown on plan north arrows.		
22	C-3A/3B	Zoning Bylaw 6.1.8.1.D	Parking stalls shall be 20' depth but the proposed project provides 18' depth. Please revise.	The parking stalls have been revised as requested.		
23	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.		
24	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.		



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25	C-4A	MassDOT Design Guide Chapter 8	There is an existing 12" RCP culvert that connects wetland J to wetland A. The proposed project calls to maintain the existing RCP and cross it with a new roadway. Has the pipe been CCTV'd to verify the pipe is in good condition? Also, a 12" culvert is smaller than minimum size for culverts per the MassDOT Project Development Design Guide. The design guide recommends a minimum of 18" for culverts at roadway crossings. We recommend installing a new culvert meeting MassDOT design guide.	A new 18" Culvert is proposed.		
26	C-4A	Town of Dracut Wetland Regulations 5.1.4.2.5	Per Town of Dracut Wetland Regulations stormwater discharge to vernal pools are not permitted. The proposed project has stormwater from the site discharging to vernal pools. We defer to the conservation commission if this is acceptable.	A waiver is requested to Town of Dracut Wetland Regulations 5.1.4.2.5		
27	C-4B		The proposed culvert will require work within the wetlands. We defer to the Conservation Commission if this is acceptable.	The proposed wetland crossing has been removed.		
28	C-4A/4B		The match lines between C-4A and C-4B appear to be off. Please revise the viewport so there is no missing information.	The plan set has been revised as requested.		
29	C-4A/4B		Behind 6B it appears there is a retaining wall crossing over an existing sewer within the Town's easement. Has this wall been coordinated with DPW? What is the material of the existing sewer line?	The proposed retaining wall has been removed.		
30	C-4A/4B	Subdivision Regulations 6.4.4.1 #13	Please add the following note, "No building or structure shall be built or placed on any lot without a permit from the Health Department if such a permit is required."	The requested note is now shown on sheet C-1.		
31	C-4A/4B	Subdivision Regulations 7.15.1.2	The applicant shall insure adequate drainage of all low points along the roadways. There are low points between 6E and 5E, 12D and 11D, and near 3E that is curbed with no drainage outlet. By not having a catch basins at the low point or allowing runoff to sheet flow off there are concerns with adequate drainage at low points. Please confirm.	Drainage design has been revised to include closed-drainage with catch basins, manholes, and drainage basins. Catch basins are provided at low points.		
32	C-4A/4B	Stormwater Rules and Regulations G.2	Runoff from roadway F flows onto Wheeler Street. Catch basins should be installed upstream of intersections where proposed work connects to existing streets, to minimize the flows from the proposed area carried over public ways. Please revise.	Roadway 'F' has been removed.		
33	C-4A/4B	Subdivision Regulations 6.4.4.3	The plan shall show how the proposed grades will tie into the existing grades within and outside of the subdivision. There are locations on the Grading, Drainage, and Utilities Plans where the way the grades tie in are not realistic. They are shown tying into an existing grade perpendicular instead of with a radius. This may affect the limit of tree clearing and the amount of work done within wetland buffers. Please revise.	Proposed grading has been revised to tie into existing grade with curves instead of perpendicular lines.		
34	C-4A/4B	Subdivision Regulations 6.4.4.1	It is difficult to identify which utilities are existing and which utilities are proposed on the Grading, Drainage, and Utilities Plans. The proposed utilities shall be overlaid existing with a darker line weight. Please revise.	Line weights have been revised for clarity.		
35	C-4A/4B, C-5A/5B/5C	Subdivision Regulations 6.4.4.8	The rims and pipe sizes, lengths, and materials should be shown on the Grading, Drainage, and Utility Plans and the Plan and Profile plans. The water line bends should be provided and the tees should be drawn perpendicular. Please revise.	The project is proposed under 40B and is not a subdivision, and is not subject to Subdivision regulations.		
36	C-5A		What is the purpose of SMH-33 and the pipe to SMH-4? It appears to be at a high point and no services would be connected to it. Please clarify.	The plan set has been revised as requested.		
37	C-5A/5B/5C	Subdivision Regulations 7.15.1.3	The Applicant shall intercept groundwater in the subsoil along the roadway where within three feet of the proposed roadway surface. The test pit information should be added to the profiles to confirm the roadway has at least three feet separation to groundwater. Please revise.	The project is proposed under 40B and is not a subdivision, and is not subject to Subdivision regulations.		



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38	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.		
39	C-5A/5B/5C	Zoning Bylaw 2.4.5.B.6/Subdivision Regulations 6.4.5 #2	Please add bearings and distances of all tangents along proposed roadway centerline and the right-of-way. Please add radii, length and central angle of all curves and points of intersection of all tangents with tangent lengths. Please add stationing every 25' in vertical curves, frontages, and lot numbers.	A waiver is requested for Zoning Bylaw 2.4.5.B.6. The project is proposed under 40B and is not a subdivision, and is not subject to Subdivision regulations.		
40	C-5A/5B/5C	Subdivision Regulations 6.4.5 #3	Please provide labels for sight distances on vertical curves. Please show all underground utilities in the profile and provide vertical clearances.	The project is proposed under 40B and is not a subdivision, and is not subject to Subdivision regulations.		
41	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.		
42	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.		
43	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.		
44	C-5A/5B/5C	Dracut Bylaws Chapter 13 Section 16 (B)/ FHA/ADA	The plans do not show any accessible parking spaces. The plans should be revised to have a minimum of 2% of the parking to be accessible parking. Please revise.	Accessible parking spaces are now provided throughout the development.		
45	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.		
46	C-5A/5B/5C, D-1	Subdivision Regulations 7.6.2	The maximum paved width should be 22' for a Residential roadway and 26' for a Neighborhood roadway. The proposed plan provides a 26' pavement width. Please clarify why the proposed project is using the Neighborhood roadway width instead of the Residential width. There is also no ROW shown for the roadway. Please clarify why there is no proposed ROW shown.	The roadways have been reduced to 22' in width.		
47	C-5B/5C		The force main that crosses the box culvert does not have a positive pitch and will be full under the culvert at all times. Is there a way to allow the force main to have a positive pitch?	The proposed force main has been removed.		
48	C-5B	MA Stormwater Handbook V2 CH2	Pervious pavement shall not be installed on slopes steeper than 5%. A portion of roadway F is steeper than 5%. Please revise.	Porous pavement is no longer proposed.		
49	C-6A		Please provide perimeter controls for the work along Wheeler Street.	No work is now proposed along Wheeler Street.		
50	C-6A		How will infiltration BMPs be protected during construction?	Erosion control details and notes provided on sheet D-2. Infiltration BMPs are not to receive stormwater runoff from unstabilized areas.		



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51	C-6A/6B		Please provide inlet protection for new catch basins.	The plan set has been revised as requested.		
52	C-6A/6B	Subdivision Regulations 6.4.6 #8	Add/edit note to see full project notes on sheet D-1.	The plan set has been revised as requested.		
53	D-1	Subdivision Regulations 6.4.8 #1	For the typical cross section, please add guardrail location, depth of cover for all underground utilities, and widths for curb, grass strips, parking, and ROW guardrail location. Please provide 5' minimum depth of cover for water lines to prevent pipes from freezing.	The project is proposed under 40B and is not a subdivision, and is not subject to Subdivision regulations. 5-Ft minimum cover has been specified in the roadway cross-section detail.		
54	D-1	Subdivision Regulations 7.9.3	The sidewalks shall meet ADA compliance. Accessible curb ramp type A is not an ADA compliant ramp. This allows for a greater than 2% cross slope. Accessible curb ramp type C should have a callout noting 1.5% slope for the triangular portion to align with MassDOT standard detail E 107.6.0. Accessible curb Ramp type A and D, per MassDOT standard details, the minimum transition length should be 6'6". ACR Type E, the curb and curb transition labels are pointing to the wrong place. Please revise curb ramp details.	The plan set has been revised as requested.		
55	D-1		Where does the underdrain for the retaining wall drain to? Please show on the plans.	No retaining walls are now proposed.		
56	D-1		Please show the curb in the timber guardrail detail.	No curb is proposed along the segment of Roadway 'A' which will utilize the guardrail.		
57	D-1	MA Stormwater Handbook V2 CH2	Please provide minimum of 3' separation to seasonal high groundwater for porous pavement per MA Stormwater Handbook.	Porous pavement is no longer proposed.		
58	D-3		Provide detail for Eone pump station with back up calculations for sizing.	The Eone pump station has been removed.		
59	D-4	Stormwater Rules and Regulations G.18	Catch basins adjacent to curbing shall be built with granite curb inlet. Please revise detail.	The plan set has been revised as requested.		
60	D-4	Subdivision Regulations 6.4.8 #2 & #3	Please provide cross sections for all infiltration and detention basins with elevation of seasonal high groundwater. The lined detention basin appears to have some permanent ponding based on invert information and assuming the liner is buried. Please revise.	The project is proposed under 40B and is not a subdivision, and is not subject to Subdivision regulations.		
61	D-4		Provide size of pipe in typical infiltration trench detail. Also, IT-1 elevations in the detail do not match the plans. Please revise.	Previously proposed infiltration trenches have been removed. Infiltration Trench details have been updated to show newly proposed trenches.		



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62	D-4		Based on CDCI-14, it appears that IB-3 has less than 2' separation to groundwater. Please revise to have a minimum of 2' separation to groundwater.	The plan set has been revised as requested.		
63	D-4	MA Stormwater Handbook V2 CH2	Infiltration basin should be a minimum of 50 feet from any slope greater than 15%. IB-3 appears to be within 50 feet of a slope greater than 15% and is infiltrating next to a wall. It is not recommended to infiltration against a wall. Please revise.	The previously proposed IB-3 has been removed.		
64		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.		
Stormwater Report						
65		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.		
66	HydroCAD		The HydroCAD model has a total existing area of 50.96 acres and proposed area of 48.91 acres. Please revise HydroCAD calculations so the total existing area matches the total proposed area.	The plan set has been revised as requested.		
67	HydroCAD		The HydroCAD model is showing that the porous pavement is completely flat but the roadway is pitched. The volume within the porous pavement should only account for the amount of storage in the porous pavement before it overflows at the low point. Please revise. <i>Manugian note - due to the maintenance concerns porous pavement should be modeled as impervious surface</i>	Porous pavement is no longer proposed.		
68	HydroCAD	Stormwater Rules and Regulations 7.G.15	IB-2 has less than 1 foot of freeboard. Please revise to have a minimum of 1 foot of freeboard.	The previously proposed IB-2 has been removed.		
69			Water Quality flow rate calculations should be provided to confirm the correct stormceptor model is provided. Please provide.	Water Quality flow rate calculations are now provided for review.		
70	Tab 5: Closed Drainage System Calculations	Subdivision Regulations 7.15.9.2	Please provide inlet analysis calculations showing the grates have capacity and gutter spreads at the inlets.	The project is proposed under 40B and is not a subdivision, and is not subject to Subdivision regulations.		
71	Tab 5: Closed Drainage System Calculations	Stormwater Rules and Regulations G.12	Closed drainage is designed for the 10 year storm event. Drainage pipes shall be sized to contain the 25 year storm event. Please revise.	Waiver requested for Stormwater Rules and Regulations G.12		
72	Tab 5	Stormwater Rules and Regulations G.14/Subdivision Regulations 7.15.4/Stormwater Rules and Regulations 7.G.14	Provide backup calculations showing the proposed 15' box culvert meets stream crossing standards in accordance with the latest edition of the Massachusetts Stream Crossing Handbook and is designed for the 50 year storm event.	Box culvert has been removed.		



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73	O&M		Who will be responsible for the maintenance of the pervious pavement?	Porous pavement is no longer proposed.		
74	O&M		Who will be responsible for the maintenance of the EONE pump stations? Who would be alerted for an emergency failure?	The Eone pump station has been removed.		
75	O&M	MA Stormwater Handbook V2 CH2	Porous pavement should be cleaned using vacuum sweeping machines monthly. Please revise.	Porous pavement is no longer proposed.		
76	Test Pits	MA Stormwater Handbook V2 CH2	IB-2 has no test pits nearby. Please provide a test pit where the BMP is proposed to confirm soils and seasonal high groundwater.	The previously proposed IB-2 has been removed.		
77	Test Pits		Please provide additional test pits/borings for porous pavement. At a minimum there should be additional test pits/borings performed to verify soils and seasonal high ground water for 8G and 5D due to limited or no test pits performed within these areas for proposed porous pavement.	Porous pavement is no longer proposed.		
78	Existing Conditions Watershed Plan		Please confirm that EWA -2B and PWA-2B would discharge to DP-2 and not DP-1. Based on the contours it appears these areas would discharge to DP-1.	Proposed work associated with Roadway F has been removed. No changes in flow to Design Point 2 are now proposed.		
79	Existing Conditions Watershed Plan		EWA-5B discharges to a wetland that has a 12" culvert discharging to another wetland. This wetland should be a separate discharge point. The pre and post peak rates and volumes should be compared for this wetland. Please revise.	The wetland is wholly contained to the site and modeled as a pond to account for the culvert discharge. We do not see the need to separate the subcatchments to determine the off-site runoff.		
80	Existing Conditions Watershed Plan		Please conform boundary between EWA-7 and EWA-8. It appears EWA-8 should be larger and EWA-7 should be smaller.	The plan set has been revised as requested.		
81	Proposed Conditions Watershed Plan		Additional grading should be provided to the grading plans to confirm the area shown in PWA-5H will discharge to the proposed catch basin and not run onto neighboring properties.	The plan set has been revised as requested.		
82	Proposed Conditions Watershed Plan		Additional grading should be provided to the grading plans to confirm the area shown in PWA-5D. The current grading indicates the area around 4A/5A would discharge toward building 1D instead of around the building. Please revise.	The plan set has been revised as requested.		
83	Proposed Conditions Watershed Plan	MA Stormwater Handbook V2 CH2	Porous pavement must not receive runoff from other drainage areas. Please revise.	Porous pavement is no longer proposed.		