Green International Affiliates, Inc.
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Open Comments
Defer to Board
Conditions of Approval

PROJECT NAME Murphy's Farm PEER REVIEW
DATE 6/7/2024
UPDATED: 4/1/2025
PROJECT NO. 24016.0106

Peer Review Comment Form

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.		
	SITE PLAN					
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.		
6A	C-1	Zoning Bylaw 2.4.12	We defer to the Board for waiver approval.			
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.	The project is proposed under 40B and is not a subdivision, and is not subject to Subdivision regulations.		
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.			
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 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.		
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.		

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19A	C-4A		We recommend that approval from the gas company be made a condition of approval.			
29	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.		
29A	C-4A/4B, C-5A/5B/5C	Subdivision Regulations 6.4.4.8	Rims, inverts, materials, and lengths have been provided on the Plan and Profile plans addressing the drainage related comments. Please confirm all water and gas tees and bends are shown correctly. The water and gas lines should be shown correctly to confirm their constructible location. The water shall maintain 10' minimum separation from the sewer lines. Please confirm and revise as needed.	As above, the project is not subject to Subdivision Regulations, and so no water/gas tees or bends are shown on the provided plans. However, the Applicant will construct all water mains in compliance with the Kenwood Water District Guidelines, and a note is now provided on sheets 4A through 4C stating that water shall maintain a 10' minimum separation from the sewer lines.		
29B	C-4A/4B, C-5A/5B/5C	Subdivision Regulations 6.4.4.8	A note was added about water and sewer crossings but not to maintain 10' minimum separation when running parallel. Please add the note that water shall maintain a 10' minimum separation from the sewer lines when running parallel. As noted previously, we recommend showing the water lines as to be constructed so, no utility conflicts can be confirmed prior to construction.	Note 4 on sheets C-4A, C-4B, and C-4C have been updated to specify a minimum of 10-Ft of horizontal separation.		
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.		
33	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.		
33A	C-5A/5B/5C	Zoning Bylaw 2.4.5.B.6/Subdivision Regulations 6.4.5 #2	We defer to the Board for waiver approval.			
34	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.		
34A	C-5A/5B/5C	Subdivision Regulations 6.4.5 #3	We defer to the Board for waiver approval.			
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 provided prior to 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.			
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.		

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37A	C-5A/5B/5C	Subdivision Regulations 7.6.2	We defer to the Board for waiver approval.			
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.			
47	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.		
47A	D-1	Subdivision Regulations 6.4.8 #1	It is recommended to provide a more detailed typical roadway cross section to assist the contractor to install properly. It is recommended to have more than one typical section to represent the different roadway cross sections throughout the project. For example the roadway cross section does not show parking on either side of the road and this type of roadway is used for most of the project. The guardrail should be shown to determine the location of it offset from the edge of road. Please revise.	As above, the project is not subject to Subdivision Regulations, and so cross sections for every roadway configuration are not provided. However, a "Typical Roadway Cross-Section (Half-Curb/Half Swale)" and a "Typical Parking Stall Cross Section" are now provided on sheet D-1. We believe that the combination of these three cross sections will provide sufficient information for every roadway configuration.		
47B	D-1	Subdivision Regulations 6.4.8 #1	Please provide a typical roadway cross section detail for when the roadway has parking on either side of the road. Please show offset for guardrail.	A "Typical Roadway Cross-Section (Parking both sides)" detail is now provided on sheet D-1. The guardrail offset is included in the details mentioned above (6" Offset from edge of pavement to the face of the guard rail).		
57A	D-4	MA Stormwater Handbook V2 CH2	This comment is reopened while IB-3 has been removed from the project, subsurface system-4 appears to not meet the requirement. It appears subsurface system-4 does not have a minimum of 50 feet from any slope greater than 15%. Please revise.	MA Stormwater Handobok V2 CH2 specifies a 50-Ft separation from slopes greater than 15% for infiltration basins, not for subsurface systems.		
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.			
	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.			
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.		
64	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.		

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64A	Tab 5: Closed Drainage System Calculations	Subdivision Regulations 7.15.9.2	We recommend these calculations be provided since roadways are being designed as part of the project. This will verify that the spacing of the drainage inlets are adequate. Please provide or explain how spacing between inlets were determined.	As above, the project is not subject to Subdivision Regulations, however inlet analysis calculations are now provided.		
64B	Tab 5: Closed Drainage System Calculations	Subdivision Regulations 7.15.9.2	The inlet analysis is not clear if the structures have capacity or not. The calculations should provide the required and provided capacity. Please revise.	Provided capacity from the closed-system storm drain sizing sheet has been added to the inlet analysis sheet.		
65	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		
65A	Tab 5: Closed Drainage System Calculations	Stormwater Rules and Regulations G.12	We defer to the Board for waiver approval.			
73	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.		
73A	Existing Conditions Watershed Plan		Based on the workshop meeting on 3/12/2025, EWA-5B discharges to a wetland series J but the HydroCAD model shows it discharging to wetland series A. The pond for wetland series J has been removed from the existing conditions. The wetland series J is still modeled as a pond under proposed conditions. Wetland series J should be modeled as its own discharge point and not modeled as a pond under existing and proposed conditions. The pre and post peak rates and volumes should be compared for these wetlands. Please revise.	Wetland series 'J' was modeled as a pond to ensure that the proposed culvert was sized sufficiently. Wetland series 'J' is now modeled as a reach with the proposed pipe. A reduction in peak rate and volume of runoff directed towards wetland "J" is proposed.		
	New Comments 11/13/2024					
82	C-4A		There are several utility conflicts. For example, gas line is conflicting with PDMH-3B and pipe leaving PDMH-3A conflicts with light pole. Please revise design to eliminate utility conflicts.	Utility conflicts have been eliminated.		
82A	C-4A		Gas line is conflicting with PDMH-7. Please revise	Utility conflicts have been eliminated.		
94	D-4/HydroCAD		The detail should note how many chambers are proposed and how many isolator rows are proposed. The detail only notes how many isolator rows are proposed. It is not clear if the isolator rows are being accounted for in the HydroCAD model. The isolator rows should not be accounted for because they won't infiltrate like the rest of the system since they are subject to more sediment. Please confirm and revise.	Isolator rows are sized off-line in HydroCAD. No storage or infiltration credit is taken. A revised Isolator Row detail showing a typical inlet/outlet with water quality weir is provided on sheet D-4.		
94A	D-4/HydroCAD		This comment was previously addressed and now is reopened. Isolator Rows have been added to the HydroCAD model for peak rate attenuation. Please see comment above and remove the isolator rows from the HydroCAD model.	Isolator rows were added to the drainage calculations per comment 103A to show that they function as-intended as off-line systems with overflow through a weir in higher storm events. Isolator rows are no longer shown as part of the model in the drainage calculations.		
95	D-4/HydroCAD		The outlet manhole for the subsurface system appears to have a weir per the HydroCAD calcs. There should be detail for this structure and the inverts should be identified on the plan. Please revise.	A typical subsurface system outlet structure detail is now provided on sheet D-4.		
95A	D-4/HydroCAD		Plans do not show grate for subsurface system outlet structure, but detail calls for Manhole Frame & Grate. Please verify if structure will have cover or grate.	The detail has been updated to specify a solid cover for the proposed subsurface system outlet structures.		
98	HydroCAD		IB-3 is modelling a 15" pipe but the plans show 12" pipe. Please clarify.	IB-3 (Now Subsurface System-4) now correctly models a 12" outlet pipe.		
98A	HydroCAD		SUB-3 & SUB-2 shows 12" pipe in plans but 15" in HydroCAD. Please revise.	Plans have been revised to show 15" pipes per HydroCAD.		

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103	Forebay Calcs		How was the isolator row sized? Please provide backup calculations to confirm it provides adequate pretreatment.	Isolator Row stage-storage tables are provided in the drainage report for each system.		
103A	Forebay Calcs		Isolator Row for Subsurface system 2 is not identified on the plans. This should be shown on the plans. Isolator rows are typically designed with a water quality flow rate. Please coordinate with the manufacturer to confirm the number of chambers needed based on the receiving area. The isolator rows should be part of the layout but wrapped in filter fabric so it can filter into the other chambers, an overflow into the chambers can be provided. The isolator rows as shown with a weir and separate from the system may have peak elevation issues due it not being large enough for large storm events. Please revise.	The label for the isolator row for subsurface system 2 is now provided. The isolator row is located adjacent to PDMH-16. Isolator rows for all subsurface systems (where applicable) are now included as part of the HydroCAD calculations to confirm that they are sized adequately to handle peak flows. The isolator rows were not included previously so as not to take any credit for reductions in peak flow rates. Edited 3/27/25 - Per comment 94A, Isolator rows are no longer modeled as part of the drainage calculations.		
	New Comments 2/3/2025					
105	C-4A		Please add a label for IB-1 OCS.	The OCS for IB-1 is now labelled on sheet C-4A.		
106	C-4A		It is recommended to avoid designing pipes with slopes less than 0.5%. For example the pipe from POS-4 to PFES-7 is 0.25%. Please consider revising.	The pipe run has been revised to have a slope of 0.5%.		
107	C-4A		Subsurface System 2 is discharging to the sidewalk on the west side of the road. How will this work? Is this proposed to flow over the sidewalk? Please redirect outfall away from the sidewalk.	The outlet pipe for Subsurface System 2 will now cross Roadway A and discharge to Design Point 5.		
108	C-4A		The runoff model and peak rate table should include runoff to 2 decimal places. Please revise.	The runoff model and peak rate tables have been revised to include 2 decimal places.		
109	C-5A		The proposed 18" culvert is shown crossing the proposed sewer line and are potentially in conflict. Please verify that there are no conflicts when upsizing existing culvert.	There are no pipe conflicts from upsizing the existing culvert.		
110	D-4		For Subsurface System Outlet Structures, cover for weirs ranges from 1.21' to 0.7'. Please verify that these rim and weir elevation configurations are constructable.	All rim and weir configurations have been updated to have a minimum 2' separation for ease of construction.		
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.		
112	D-4		Why is the area around PCB-26 separate from the forebay it discharges to? Why not make the forebay larger and incorporate this area? This would prevent the risk of stormwater overtopping the area around PCB-26 in all directions. Please consider revising.	The area around PCB-26 is separate from the sediment forebay it discharges to in order to obtain the required 44% pre-treatment for the infiltration basin.		
113	HydroCAD/D-4		IB-1 the outlet invert does not match the plans (137.65 vs 137.50). The 12" horizontal orifice does not match the plans (141.90 vs 140.90). The vertical orifice does not match the plans (138.70 vs 139.40). IB-1 outlet structure detail inverts do not match the plan inverts/orifice on D-4 for POS-1. Please revise to be consistent.	Revisions have been made to the plan to accurately reflect the HydroCAD calculations.		
114	HydroCAD/D-4		SS-1 the outlet invert does not match the plans (130.76 vs 131.26). HydroCAD shows a 4' weir but the structure is 5', is there a notch in the weir? This should be shown on the plans. Please revise to be consistent.	4' Weirs have been updated to be 5'.		
115	HydroCAD		Please verify that seasonal snow storage and proposed playground on subsurface systems 2 and 4 does not cause any issues with maintenance or any issues with the PCB-27 and PCB-28 respectively.	Plans have been revised to specify no snow storage on top of the proposed catch basins.		

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116	Watershed Plans		The watershed boundaries are no longer shown in proposed plan. Please show the boundaries.	Watershed boundaries now correctly appear in the revised plans.		
117	O&M Plan		Please include isolator rows in the O&M plan. Please revise.	The O&M has been updated to include isolator rows.		
118	O&M Plan		The typical conveyance trench should be included in the O&M. If this system clogs and is not maintained the stormwater system will not operate as designed. Please revise to include in the O&M.	The O&M has been updated to include the typical conveyance trench.		
119	Mounding Analysis		The mounding analysis for IB-1 shows the bottom area of 9,900 sf but the hydrocad model and recharge calcs show 10,182 sf. Please revise for consistency.	The Hantush groundwater mounding program requires a length and width input for mounding analysis, which does not always perfectly line up with the proposed square footage as basins are curvilinear. The model has been updated to show a 91'x112' (Previously 90'x110') basin, bringing the analyzed square footage up to 10,192-SF.		
120	Mounding Analysis		The mounding analysis for IB-1 shows 3 feet separation to seasonal high groundwater but the plans show 2 feet separation to seasonal high groundwater. Based on the mounding analysis, IB-1 will mound in the basin bottom after 72 hours. The design needs to be revised so, the basin can fully drain within 72 hours. Also, the HydroCAD model is using an exfiltrate rate for peak rate attenuation and based on the mounding analysis the basin will not infiltrate as modeled due to the mounding into the basin. The exfiltrate rate should be revised in HydroCAD based on the results of the mounding analysis. Please revise.	Plans and mounding calculations have been revised to show 2.9' of separation. Groundwater recharge calculations assume no groundwater mounding, and have been performed in accordance with the static method. The groundwater mounding model is analyzed based on the horizontal and vertical hydraulic conductivity values used in the drainage analysis. In both cases, it is shown that the basin fully drains within 72 hours. Groundwater mounding analysis is performed separately from recharge and peak rate analyses. Volume 3 Chapter 1 Page 28 of the Stormwater Handbook address the requirements for a groundwater mounding analysis. Our analysis conforms to the requirements provided.		
121	Mounding Analysis		The mounding analysis for SS-3 shows 3 feet separation to groundwater but the plans show 2.9 feet separation to groundwater. Based on the mounding analysis for SS-3 the water will mound in the subsurface system. The mound will leave the bottom of the subsurface system between 1 to 2 days but the recharge calcs note it will fully drain within 2.6 hours. The HydroCAD model is using an exfiltrate rate for peak rate attenuation and based on the mounding analysis the basin will not infiltrate as modeled due to the mounding into the system. The exfiltrate rate should be revised in HydroCAD based on the results of the mounding analysis. Please revise.	Mounding calculations have been corrected to show 2.9' of separation. Groundwater recharge calculations assume no groundwater mounding, and have been performed in accordance with the static method. The groundwater mounding model is analyzed based on the horizontal and vertical hydraulic conductivity values used in the drainage analysis. In both cases, it is shown that the basin fully drains within 72 hours. Groundwater mounding analysis is performed separately from recharge and peak rate analyses. Volume 3 Chapter 1 Page 28 of the Stormwater Handbook address the requirements for a groundwater mounding analysis. Our analysis conforms to the requirements provided.		
Con Com Review						
	SITE PLAN					
122A	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.		
122B	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.			
125C	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.			
126	C-2A	MA Wetland Protection Act	Vernal pool has been moved from wetland A to east of wetland C. Please explain why this was moved. Also, it appears that the vernal pool CVP-4937 that was moved is missing wetland flags. Please show the wetland flags on the plans.	Wetland flags for CVP-4937 are now provided. The location of the vernal pool was adjusted while reviewing the certified vernal pool report. The report has a written description of the vernal pool's location as being 250-Ft off of the Cul-De-Sac of Poppy Lane, which placed it in wetland series 'A', however the report also had the lat/long of the pool. The pool is now shown based on the provided lat/long in the report, placing it west of wetland C.		
126A	C-2A	MA Wetland Protection Act	The wetland flags for CVP-4937 are not shown on C-2A. Please show them on the existing conditions plans.			

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Open Comments
Defer to Board
Conditions of Approval

PROJECT NAME Murphy's Farm PEER REVIEW
DATE 6/7/2024
UPDATED: 4/1/2025
PROJECT NO. 24016.0106

Peer Review Comment Form

NO.	SHEET NO.	SECTION	GREEN'S COMMENT	Applicant's RESPONSE	CONFIRMED BY	DATE
127	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.		
127A	C-3A/3B		There shall be no snow storage within wetland buffer zones. Please move snow storage to be outside of the wetland buffer zone.	MA DEP 310 CMR 10.00 does not have provisions preventing snow storage within the wetland buffer.		
127B	C-3A/3B		Due to sanding, salting, and other pollutants in the roadway, snow storage can cause adverse effect on wetlands. It is recommended that snow storage should be located outside wetland buffer zones. We defer to the Conservation Commission if snow storage within the buffer is acceptable.			
128	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		
128A	C-4A	Town of Dracut Wetland Regulations 5.1.4.2.5	The plans have been revised to eliminate stormwater bmp discharge to vernal pools. The stormwater discharge to the vernal pools is now only grass area. We defer to the Conservation Commission if this is waiver is acceptable.			
130	C-4A		How will erosion or undermining of the culvert connecting wetlands A and J be prevented?	The inlet/outlet of the proposed culvert is proposed as a flared end structure with crushed stone. Additionally, Infiltration Basin 1 and Subsurface System 3 now tie into a manhole located approximately 1/3 of the way across the culvert. Flow into the beginning of the culvert will consist solely of overland flow from grass and woods.		
130A	C-4A		Crushed stone is only shown at PFES-13, please revise to show by PFES-12 as well.			