



February 25, 2025

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Alison Manugian
Community Development Director
62 Arlington Street
Dracut, MA 01826

CDCI File #: 23-10524
Murphy's Farm – Comprehensive Permit
231 Wheeler Street (Map 22/ Lot 53)
(Map 39 / Block 53 / Lots 1-23)
Dracut, MA 01826

Civil Design Consultants, Inc. (CDCI), is pleased to provide the following information in response to comment letters received from Vanasse Hangen Brustlin, Inc. (Hereafter referred to as VHB) dated January 13, 2025, and Vanasse Associates Inc. (Hereafter referred to as VAI) dated December 23, 2024. Responses correspond to the associated comment numbers.

VHB Letter

1. The connections and the associated sidewalk improvements will be designed and constructed as a part of the Project commensurate with the construction phase that includes the roadway infrastructure connections to these roadways and subject to receipt of all necessary rights, permits, and approvals.

VHB Letter – Site Plan Comments

1. Recommendations listed in the July 2024 TIA have been updated into the site plans or described below in the response to VAI.

VAI Letter

6. At this time, the construction of the entrances to the Project with respect to the existing cul-de-sacs of Poppy Lane and Elizabeth Drive have not been confirmed by the Zoning Board of Appeals. The connections and the associated sidewalk improvements will be designed and constructed as a part of the Project commensurate with the construction phase that includes the roadway infrastructure connections to these roadways and subject to receipt of all necessary rights, permits, and approvals.
14. The Applicant will design and construct the identified improvements prior to the issuance of a Certificate of Occupancy for the Project and subject to the receipt of all rights, permits, and approvals; and will coordinate with the Town to provide pedestrian connectivity.
19. Recommendations listed in the July 2024 TIA have been updated into the site plans or described below in additional comments.
20. The Applicant will design and construct the identified improvements prior to the issuance of a Certificate of Occupancy for the Project and subject to the receipt of all rights, permits, and approvals.
23. Fire & Police have confirmed that adequate access is present throughout the development.
25. 26-Ft wide roadways were previously proposed, and it was requested during the review process that roads be reduced to 22-Ft wide, which are now provided. Stop-signs and stop-lines are provided within the development, and all signs and pavement markings shall conform to MUTCD.
26. Internal stop-signs and stop-lines are provided.
27. The Applicant will design and construct the traffic calming measures as-required by the Zoning Board of Appeals.
28. Proposed site lighting is provided for review on sheet C-3.

29. Locations and dimensions of sidewalks, crosswalks, and curb ramps for continuous pedestrian connectivity are provided for review on sheet C-3. At this time, the construction of the entrances to the Project with respect to the existing cul-de-sacs of Poppy Lane and Elizabeth Drive have not been confirmed by the Zoning Board of Appeals. The connections and the associated sidewalk improvements will be designed and constructed as a part of the Project commensurate with the construction phase that includes the roadway infrastructure connections to these roadways and subject to receipt of all necessary rights, permits, and approvals.
30. The proposed parking satisfies Section 3.10.24 of the Town's Zoning Bylaws. We believe that the provided parking is sufficient for the proposed mix of 1, 2, and 3-bedroom units per building.
31. An emergency vehicle turning plan has been provided to the Fire Department, who has confirmed that adequate access is provided.
32. The Applicant will design and construct the electric vehicle charging stations as-required by the Zoning Board of Appeals. Quantity and location of charging stations is subject to input from the Board.
33. The Applicant will design and construct the traffic calming measures as-required by the Zoning Board of Appeals.
34. The Applicant will design and construct the school bus stops as-required and with input from the Zoning Board of Appeals.
35. Snow storage is provided throughout the site as shown on sheet C-3.
36. The parking configuration of the spaces near buildings 1A and 2A is subject to review by the Zoning Board of Appeals. The current parking configuration was determined during internal review with the Town and the Town's peer reviewer.

Very Truly Yours,

CIVIL DESIGN CONSULTANTS, INC.



Thomas Schomburg, EIT,
Project Engineer