



Open Comments
Defer to Board
Conditions of Approval

PROJECT NAME: 55 Russell Street PEER REVIEW

DATE: 3/21/25

UPDATED:

PROJECT NO.: 25008.0206

Peer Review Comment Form

NO.	SHEET NO.	SECTION	GREEN'S COMMENT	Applicant's RESPONSE	CONFIRMED BY	DATE
Stormwater Review						
		PLANS & DETAILS				
1		§ 38-16, Erosion and Sediment Control Plan, C. 2. & § 38-17, Stormwater Management Plan, C. 2.	Please provide a north arrow on all plans.	North Arrows have been provided on all plans.		
2	SP1.1		How will the infiltration BMP be protected during construction? Please provide a note on the plans to describe how the BMP will be protected from sediment and compaction.	The infiltration basin detail has been updated to include notes about decompaction and sediment removal prior to seeding.		
3	SP1.1	§ 38-16, Erosion and Sediment Control Plan, C. 7.	There is a call out for a construction entrance but it is not shown on the plan. The plan should match the detail. Please revise. Are vehicles going to drive over the cape cod berm and sidewalk to get to the site? Will the cape cod berm and sidewalk be replaced?	The construction entrance has been added to the plans. The contractor is responsible for replacing any damaged areas due to construction activities.		
4	SP1.2	§ 38-16, Erosion and Sediment Control Plan, C. 7.	The plans should show the construction entrance and be included in the limit of work. How does equipment access the outfield to strip the topsoil? The access to the outfield should be included in the limit of work since the access will need to be restored. Please revise.	A construction entrance has been added to the plans and the limit of work has been expanded to include access to the outfield fence areas.		
5	SP1.2	§ 38-16, Erosion and Sediment Control Plan, C. 7.	The plans are missing erosion control. Erosion control shall be added along the low side of the limit of work. Please revise.	Erosion controls have been added to the plans.		
6	SP1.3	§ 38-16, Erosion and Sediment Control Plan, C. 7.	Please indicate in the plans where material stockpile will be located.	The contractor shall strip and dispose of the existing topsoil. Stockpiling of material on large amounts of material is not anticipated. Should temporary stockpiling be required it will be located at the baseball field must inside the double gate near the construction entrance and erosion controls shall be installed as required by the Massachusetts Stormwater Handbook.		
7	SP1.3		Please add a detail showing how the channel drain will be protected from sediment during construction.	The channel drain detail has been updated to include inlet protections during construction.		
8	L2.1		It is recommended to have a cleanout, drain basin, or manhole at the bend in the drain pipe for ease of maintenance. Please consider revising.	An additional cleanout has been added at the bend in the pipe for ease of maintenance.		
9	L2.1		It is recommended that an emergency spillway is provided for infiltration basins in the event that OCS-1 fails. An overflow weir is currently referenced in the infiltration basin O&M plan. Please consider revising.	An emergency spillway has been added to the infiltration basin.		
10	L2.1		Please provide pipe materials, lengths, diameters, and slopes for all drainage pipes. It is recommended that the proposed pipes are 12" minimum diameter with 0.5% minimum slope. Please consider revising.	Lengths and slopes of the drainage pipes have been added to the plans. The pipe sizes will remain as proposed. The pipes are all sized with sufficient capacity for the required flows.		
11	L2.1	§ 38-17, Stormwater Management Plan, C. 5. & Volume 2 Chapter 2: Structural BMP Specifications for the Massachusetts Stormwater Handbook	The stormwater report and plans do not indicate the estimated seasonal high groundwater elevation for the site. Please provide this information to confirm the stormwater BMP has adequate separation to groundwater.	The stormwater report has been updated to include information about estimated seasonal high groundwater at the site.		
12	L2.1 & L2.3/HydroCAD		The rim elevation for the Outlet Control Structure does not match between plan and detail. The rectangular orifice has different dimensions and elevations when comparing the detail and HydroCAD. Please clarify.	The Outlet Control Structure detail has been updated to reflect the HydroCAD report.		
13	L2.3	§ 38-17, Stormwater Management Plan, C. 9.	Please provide a detail for the channel drain.	A channel drain detail has been added to the plans.		
14	L2.3		Please indicate materials in the infiltration basin detail along with seasonal high ground water elevation. Please verify that the side slopes are 3:1 max not 1:3 max.	The infiltration detail has been updated to include materials and clarifies the side slopes will be 3:1 max. Information about estimated seasonal high groundwater can be found in the Stormwater Report.		
15	L2.3		The cleanout detail shows diameters to be 6", but the plan shows the pipes to be 10". Also, a wye connection is shown but the plan makes it appear that there should be a 45° bend. Please clarify. Please show rim elevation for cleanout casting on plan and detail.	The cleanout detail has been revised to reflect the 45° bend rather than the wye connection.		
		STORMWATER REPORT				
16			Please explain why the baseball field has no proposed drainage and is omitted from the stormwater report.	Please refer to the revised Stormwater Report which has been updated to include discussion and calculations for the baseball field.		
17	Standard 3/HydroCAD		Please provide HydroCAD storage tables to confirm provided recharge volume. The recharge volume is measured from the bottom of the basin to the lowest orifice. It appears storage above the orifice is being counted towards the provided recharge volume. Please revise.	The storage table for the infiltration basin has been included as an attachment in the stormwater report. The lowest orifice is located at 219.21 and the volume below this elevation exceeds that of the required recharge volume.		
18	Massachusetts Stormwater Report Checklist - Standard 4/6		The project is within a Zone II and therefore is in a Critical Area but the stormwater report states it is not. The soils have rapid infiltration rates (A soils have Rawls rate of >2.4 in/hour). Currently the project provides no pretreatment and states it is not in a critical area. Please revise report and provide 44% TSS removal for pretreatment.	The stormwater report has been updated to note the project's location within a Zone II. A sediment forebay has been provided at the infiltration basin. As discussed at the April 3, 2025 planning board meeting, due to the type of use of the paved surfaces, the requirement to provide the 44% TSS removal pretreatment (additional pre treatment) will not be required.		
19	Massachusetts Stormwater Report Checklist - Standard 4		Water Quality calculations showing the project meets the 1" Water Quality volume shall be provided. Please revise.	The treatment devices will provide more than the required 1" Water Quality volume and discussion and calculations have been provided in the Stormwater Report.		
20	Massachusetts Stormwater Report Checklist - Standard 8	§ 38-16, Erosion and Sediment Control Plan, C. 4.	The number of square feet of the land area to be disturbed shall be added to the plans. The checklist indicates that the project is not covered by the NPDES Construction General Permit. Based on the plans it appears the project may exceed 1 acre of disturbance requiring a NPDES Construction General Permit. Please revise.	The cumulative project areas will disturb greater than 1 acre and will be subject to a NPDES CGP. The Stormwater Checklist has been revised and a draft SWPPP has been provided. The approved CGP can be provided to the Town by the contractor once it has been issued if required.		
21	Massachusetts Stormwater Report Checklist - Standard 9		Please show location of stormwater BMPs maintenance access areas on the plans.	The infiltration basin can be maintained from the east via the paved walkway adjacent to the courts or the open grass field to the east. The infiltration basin and channel drain can be maintained from the west via the flat grass area adjacent to the courts. Maintenance access for the porous asphalt areas will be over the porous asphalt areas themselves or the grass areas adjacent.		
22	Standard 9: Operation and Maintenance Plan	Volume 2 Chapter 2: Structural BMP Specifications for the Massachusetts Stormwater Handbook	It is recommended the infiltration basin is to be inspected after every major storm during the first 3 months of operation to confirm it is functioning properly. Please consider revising.	The O&M Plan has been updated to reflect the recommended maintenance.		

Green International Affiliates, Inc.

100 Ames Pond Drive, Suite 200, Tewksbury, MA 01876
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23	Standard 9: Operation and Maintenance Plan		Please add the channel drain and flared end to the O&M plan.	The O&M Plan has been updated to include channel drain and flared end section and rip rap maintenance.		
24	Standard 9: Operation and Maintenance Plan - 1.2 Outlet Control Structure		The Outlet Control Structure is listed to be "inspected twice a year" and also "checked at least four times a year." Please clarify the maintenance schedule.	The O&M Plan has been updated to clarify the structure should be inspected at least 4 times a year and cleaned 2 times a year.		
25	Standard 9: Operation and Maintenance Plan	§ 38-18. Operation and Maintenance Plan. B. 3.	Signature(s) of the owner(s) required for O&M plan.	The final O&M Plan will be signed by the Owner at the completion of the project. A signature block has been added to the O&M Plan.		

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