

MEMO TO FILE: Bayberry Estates

TO: Board of Appeals / Cheryl Lutzka

FROM: Town Engineer / R.E. Lee 08/13/2007

I have reviewed a significantly revised site layout plan for the above referenced project, prepared by Griffin Engineering Group and dated 03/07/2007. This set of plans is similar in content to the set dated 06/19/2006, lacking the details necessary for a complete engineering review but providing enough information to get a good overview of the project. I will note the differences and how I believe these changes impact the project;

- The previous plans had its primary access from Bayberry Road with an emergency access driveway that connected the project to Ashley Street. The revised plan has about 800' less roadway proposed and 9 fewer dwelling structures (18 fewer living units) on the Bayberry phase of work. An emergency access way that had been proposed to Ashley is replaced with one that accesses Bayberry some 250' south of the main access road. The east phase septic section is now located up at the north cul-de-sac here.
- Off Ashley Street is a 1,200' roadway where none had been previously proposed. The emergency access on this section of work accesses Ashley 500' north of the main access road – this emergency drive also serves to access the septic system for the west phase of work. 22 dwelling structures (44 living units) are proposed in this west section where none had been previously proposed.
- As per the last two comments above, the Board of Health may comment on the proposed split shared septic system being proposed for this project.
- Revised drainage calculations and traffic studies will have to be submitted.
- With no construction details provided, I'll continue to assume that there will be no roads constructed for which public acceptance will be sought, that the roads will be maintained by an owner's association of some type (this owner's association is also assumed to be responsible for other infrastructure maintenance such as the septic system, storm water management, etc.).
- There is also no information on the cross section of the proposed emergency access roads, or how general use will be restricted.
- This revised design results in many more dead end water lines, which is not good for either water quality or fire protection issues.

- The note requiring improvements to existing Bayberry Street, as was discussed in detail with the developer's representative last summer, has been removed from the plans.
- Although I'm sure the Conservation Commission will take note, there are fewer wetlands crossings and the new plans locate various animal habitat.
- The revised plans result in dead-end lengths of approximately 1,000', 1,000', and 1,200'. In two of these three situations, access by way of the emergency drives is much longer than that of the prime access roads.
- I see no emergency access parking on either the south section of the Bayberry side or any at all on the Ashley side.
- The comment at the end of my 07/19/2006 review memo is even more applicable to the revised set of plans.