



MASTER PLAN REVIEW MEMORANDUM

To: James Lamphere, Town Planner
Matthew Cotta, American Engineering

From: Steven M. Cabral, P.E.
Crossman Engineering

Date: November 13, 2020
Revised November 21, 2020

Re: Master Plan Review for the Proposed Fairview Estates

We have been working with American Engineering to resolve our original comments that were expressed in our Pre-Filing Master Plan Review Memo, dated August 25, 2020, and except for items that require Planning Board input and the stormwater system discharge point, the designer has addressed our previous concerns.

For brevity, we have omitted past comments that have been resolved. Following is a listing of items for Planning Board consideration:

1. Site Plans:

- **Plan Sheet 4 (Proposed Cluster Development Plan):** In regards to density, Section 9.2.2.C.2 of the Land Development & Subdivision Regulations states that the Planning Board may grant a density bonus of up to 10% if the applicant is willing to legally bind the additional units for permanent “affordable housing”. The applicant is utilizing this bonus to increase the unit count. Six (6) units are allowed. Seven (7) are proposed. 10% equates to 0.6 units but we assume that this value can be rounded to the nearest single digit. The use of the word “may” indicates that the bonus density is subject to the Board’s decision.

Section 9.2.2.D states “in regards to density and mix of units, the Planning Board will consider a maximum of 50% of a cluster for duplex or townhouse units. The balance will be for single family units”. The issue is that there are four (4) lots and three (3) of those lots have duplex units. Therefore, 75% of the lots are used for duplexes and 86% of all units are duplex units. It is not clear if more than 50% can be approved. Also, in

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accordance with this section, drawings of the duplex units need to be submitted for Board review.

Section 9.2.2.F.7 requires a 100 ft buffer around the entire perimeter of the site and lots that abut a public street shall be separated by an open space buffer of at least 50 ft. Buffer is defined in the regulations as land in either a natural or landscaped state and is used to screen or mitigate impacts. Section 9.2.2.F.7 does state that the Board may eliminate the buffer if other acceptable arrangements are made. Currently, the proposed buffer to Fairview Avenue is predominately a sand filter/detention pond, and the north and south sides do not provide the full 100 ft buffer. The Board will need to assess the suitability of the buffers provided.

2. Stormwater Management Plan:

- **Flow into Fairview Avenue:** We are concerned with the proposed overflow from the sand filter system at Fairview Avenue. The proposed drainage system has a level spreader at the sand filter/detention system outlet pipe. This spreader will directly overflow onto Fairview. The level spreader is proposed to re-create the existing sheet flow patterns but options to avoid discharge onto the Fairview Avenue gutter should be examined.



Street View at Entrance (looking Northerly)

Existing catchbasins are evident just north of the proposed access drive. We recommend that the feasibility of connecting into these basins or other drainage culverts be considered.

The designer's calculations indicate that the flow rate into Fairview Avenue is not increasing, as long as the sand filter system is 100% efficient, but surface flow onto a public road from a sand filter system that may or may not receive the maintenance required, can become a long-term problem for the Town. Therefore, options to avoid a permanent surface discharge are recommended.