



**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  
Revised December 29, 2020

Re: Master Plan Review for the Proposed Fairview Estates

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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 and following is a listing of items for Planning Board consideration:

**1. Site Plans:**

- **(Comment from 11/21/20 Memo) - 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

November 13, 2020  
Revised November 21, 2020  
Revised December 29, 2020  
Fairview Estates  
66 Fairview Avenue  
Page 2 of 3

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.

**Status of the above:** Additional plantings were provided above the proposed stormwater pond as the Planning Board suggested, but a final decision is pending further Planning Board discussion and vote.

## 2. **(Comment from 11/21/20 Memo) 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

November 13, 2020  
Revised November 21, 2020  
Revised December 29, 2020  
Fairview Estates  
66 Fairview Avenue  
Page 3 of 3

required, can become a long-term problem for the Town. Therefore, options to avoid a permanent surface discharge are recommended.

**Status of the above Stormwater Comment:** The DPW Director confirmed that the existing catchbasins in Fairview are drywells with no outlet. Therefore, we agree that it is not appropriate to connect into the Town drywells.

We do concur with the revised Plans that depict a 12-inch drainage connection from the infiltration pond outlet into the new drywells to be installed below the private road at its intersection with Fairview.

We recognize that the calculations indicate that there is no increase in flow into Fairview Avenue but we offer the following suggested conditions for Master Plan approval:

- The net long term impact onto Fairview Avenue is dependent upon diligent maintenance of the drainage system, especially the infiltration pond and drywell systems. A private association must be formed to perform all maintenance of the stormwater systems and provide semi-annual reports to the Town DPW to document maintenance activities. If the system fails, the Association must be prepared to expand the drywell systems. The Town will not be responsible for maintenance and performance of the private road and the stormwater systems.
- Upon review of the area with the DPW Director, it has been confirmed that this segment of Fairview Avenue has a history of puddling and icing. Therefore, although the design does not increase runoff, options to further decrease runoff onto Fairview should be further considered prior to Preliminary Plan filing. One option is to have all rooftops and driveways that drain towards Fairview discharge into on-site drywells.