



**TOWN OF BOURNE**  
***ENGINEERING DEPARTMENT***



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DATE: December 16, 2021

TO: ZBA Members  
Ken Murphy, Chief Zoning Enforcement Officer  
Cassie Hammond, ZBA Administrator  
Jen Copeland, Asst. Town Planner

RE: **Chase Estates 40B Development - Updated Plans 2021**

Dear Zoning Board of Appeals,

On November 18<sup>th</sup>, 2021 at 10:30am several Town staff, abutters and applicant team members convened to review the proposed Chase Estates Development at 230 Sandwich Rd. The Engineering Department offers the following notes and observations for the development.

**FINDINGS**

Overall the site includes the extreme slopes into the design. There are improvements that should be made to the plan to accommodate the road grades and design, slope erosion, and stormwater systems.

The linear length of tangent that slopes from the top of the site to Sandwich Rd is too long. The subdivision regulations for Bourne would normally require a leveling area for grades such as this. A switch back should be incorporated around the main slope behind the existing garage area.

The slope design does not seem adequate enough. Soft solutions appear where hard solutions should and vice-versa. The erosion plan should be phased to prepare the entire slope behind the existing garage. This is important before any work should begin at the bottom of the slopes.

The stormwater basin at the base of the development abutting Sandwich Rd is designed to accommodate a former makeshift detention area for woodchips. This area may be better off to include the roadway accommodations.

As the plan changes the Engineering department will offer further review.

Sincerely,

Timothy Lydon, SIT, CFM  
Bourne Engineering Department