

Site Review Comments 42 Davenport Road

January 8, 2026

To: Paul Foley, Town Planner

From: Chris Wickson, Civil Engineer

Re: Sean S Lyons 2015 Revoc Trust
42 Davenport Road
Map: 26 Parcel: 25

The Engineering Department offers the following comments based upon a review of "Site Plan, Proposed Raze and Replace of a Single Family Dwelling, 42 Davenport Road, West Dennis, MA, prepared Cape Cod Engineering, Inc. dated December 5, 2025.

General Comments

The project as presented has the potential to alter greater than 500sf of ground, and is therefore required to meet the intent of the Town of Dennis Stormwater By-Law.

Roof drains discharging to subsurface drywells are noted to be installed on the plan.

Construction period linear erosion and sedimentation controls should be provided at a clearly defined limit of work as close as practical to contain the area of disturbance. These controls should be installed and maintained until all work is completed and any new vegetation has stabilized.

The plan does not indicate proposed grading of the site, however it is reasonable to assume only limited grading will be required to accommodate the new dwelling. Any post construction grading of the site should be performed with the intent to contain and infiltrate stormwater on-site. Natural areas surrounding the dwelling should be graded and vegetated to slow the velocity of, and contain runoff for infiltration prior to reaching the property boundary.

The plan shows a 15'+/- wide crushed stone driveway/parking area running along the west property line from the front to the back of the property. This area appears to be used to access the rear of the property, and is currently used to park watercraft. According to the plan, this area is located right up to the west property line, and a portion of the rear property. Based on review of aerial imagery, this area did not exist as far back as 2023. Construction of this area removed any vegetated buffer/grass that existing between the dwelling and the abutting properties.

The existing driveway should be utilized to the extents practical for storage of materials and parking of construction vehicles. Construction vehicles should not park along Davenport Road for extended periods of time, if impeding safe pedestrian and vehicular traffic flow.

The contractor shall be responsible for maintaining Davenport Road (Private Way) free of sediment during construction.