

## **Site Review Comments 6 Cassidy Avenue**

December 11, 2025

**To:** Paul Foley, Town Planner

**From:** Chris Wickson, Civil Engineer

**Re: Cassidy Avenue Realty Trust**  
6 Cassidy Avenue  
Map: 185 Parcel: 58

The Engineering Department offers the following comments based upon a review of "Proposed House Addition at No.6 Cassidy Avenue, in Dennis, MA" by RIM Engineering Co, Inc., dated October 27, 2025.

### **General Comments**

- This construction project, including equipment and materials access, appears to result a ground disturbance greater than 500 sf and is therefore required to meet the intent of the Stormwater By-Law.
- As there is limited setback between the house and the side property lines, the contractor should exercise care in these areas not to encroach onto abutting properties with vegetation clearing or equipment, when accessing the rear of the property,
- Provide temporary linear erosion controls (silt fence/wattles as detailed on the site plan) as required surrounding the area of construction to prevent discharge of stormwater or sediment to adjacent properties and/or roads.
- Maintain any existing ground cover or vegetation to the extents practical. Disturbed areas should be stabilized and revegetated as soon as practical following construction to minimize erosion. Existing vegetated buffers surrounding the lot should be maintained, or enhanced as necessary to provide the maximum screening possible to abutters.
- No grading is shown on the plan. Existing grades should be maintained to the extents practical to prevent alteration of existing runoff patterns. If grading is changed in such a manner where runoff is directed away from the dwelling toward abutting properties or the road, permanent natural swales or depressions should be installed upgradient of the property lines to contain and infiltrate all runoff on-site.
- Roof drains/downspouts discharging to subsurface infiltration areas/drywells should be installed to serve all new construction, and existing dwelling roof areas as required.
- The existing driveway should be utilized for construction access and material storage. The contractor should be responsible for maintaining Cassidy Avenue in a condition free of accumulated sediment during construction.