

**Site Review Comments
17 Ellis Drive**

January 5, 2026

To: Paul Foley, Town Planner

From: Chris Wickson, Civil Engineer

Re: Boverman Family Trust
17 Ellis Drive
Map: 57 Parcel: 30

The Engineering Department offers the following comments based upon a review of "Site Plan for Proposed Addition/ADU, Located at: 17 Ellis Drive, Dennisport, MA, by Meyer & Sons, Inc, rev. December 19, 2025.

General Comments

The overall project as proposed has the potential to disturb greater than 500sf of ground, and therefore should be required to meet the intent of the Town of Dennis Stormwater By-Law.

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.

No grading has been indicated on the site plan as the existing dwelling will remain. If any sitework will be conducted as part of the project, stormwater will need to be contained and infiltrated 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.

This property is close to a mapped flood zone. At minimum, an elevation should be provided on the top of foundation or other site elevation benchmark provided to confirm work will occur outside the flood zone.

No building plans or elevations were submitted as part of the application.

As part of the renovation, roof drainage shall be contained by gutters and downspouts and directed to separate subsurface infiltration areas, or discharged to stone drip trenches along the roof drip line.

Any existing screening to abutting properties should be maintained to the extents practical.

It appears that an existing shed and fencing encroach on the abutting property to the east. Any encroachments should be reviewed with abutting property owners and rectified if deemed necessary.

A road opening permit will be required if any revisions are performed to the portion of existing driveway within the Town Road Layout. If revisions are performed, measures to contain and infiltrate runoff from the driveway surface will need to be provided in order to comply with the Stormwater By-Law, and any expansion shall maintain a minimum 10ft. buffer to the abutting property in accordance with Zoning.

In addition to use of the existing driveway, a stone construction entrance should be considered for parking of construction vehicles and storage of materials. No parking of construction vehicles should be permitted for extended periods of time on Ellis Drive

The contractor shall be responsible for maintaining Ellis Drive (Town Way) free of sediment during construction.