

## **Site Review Comments 23 Uncle Bill's Way**

January 6, 2026

**To:** Paul Foley - Town Planner

**From:** Chris Wickson – Civil Engineer

**Re: TVB Trust**  
23 Uncle Bill's Way  
Map: 197 Parcel: 41

The Engineering Department offers the following comments based upon review of "Proposed Site Plan, 23 Uncle Bill's Way, Dennis, MA, prepared by All Cape Septic LLC, rev. date December 1, 2020. These comments will apply IF the ZBA approves any variance for construction of a dwelling on the subject property.

### **General Comments**

The project as presented will alter greater than 500sf of ground, and is therefore 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, upgradient of the property lines, and as close as practical to the area of disturbance. The controls should be installed and maintained until all work is completed and any new vegetation has stabilized.

Inlet protection (silt sacks) shall be provided for the two catch basins directly abutting the property in Uncle Bill's Way, and maintained throughout the project. Any structural damage to the catch basins, as a result of construction work at the site and as determined by the Engineering Department, shall be repaired at the applicant or contractors expense, and under the direction of the Engineering Department. If inlet protection is not installed and maintained, and sediment is allowed to accumulate in the basins, or clog the town owned subsurface drainage system, the applicant or contractor will be responsible for removing all the accumulated sediment, and providing funds to repair or replace the subsurface drainage system.

The plan proposes fill and or grading to construct new slopes adjacent to the proposed dwelling, which permits the top of house foundation to be above the existing road elevation. The applicant should consider the inclusion of shallow swales or depressions at the base of any slopes to slow the velocity of runoff and maximize infiltration prior to runoff reaching the property boundary. These swales could be vegetated and remain post-construction to achieve the same purpose.

All disturbed areas of the site should be stabilized and re-vegetated as soon as practical, especially on newly graded slopes, or in areas close to the property boundary. Bare earth should not be left exposed for extended periods of time. Additional erosion and sedimentation controls should be provided during construction, as site conditions warrant, to contain sediment and runoff within the work limits.

The plan provides drywells for subsurface infiltration of collected roof runoff.

Any existing screening to abutting properties should be maintained to the extents practical. Additional screening along the side and rear property lines should be considered in locations where existing vegetation is removed as part of the project or a 10ft. vegetated buffer can be provided in accordance with 2.3.4.1.b of the Zoning By-Law.

A road opening permit will be required for construction of the new driveway. The proposed driveway location shall be adjusted as required, and constructed in such a manner that vehicles will not travel over the town owned catch basin when entering the property. A paved apron extending into the property shall be provided.

Any paved berm along the road edge shall remain in place and incorporated into the paved apron, or if removed prior to or during construction, be replaced.

The plan appears to indicate the proposed driveway will slope from the garage toward the town road layout. The new driveway shall be constructed with a low point, up-gradient of the road layout line, to contain all runoff generated from the driveway surface, and direct to adjacent natural areas for infiltration. Runoff from the drive surface may also be contained and directed to a complete subsurface drainage system.

Construction vehicles should not park in Uncle Bill's Way for extended periods of time when work is being performed at the site.

A stone construction entrance should be installed in the area where the new driveway is proposed. The contractor shall maintain the paved surface of Uncle Bill's Way free of accumulated sediment throughout construction.