

Date: 12/9/2020 Job No.: 7410
To: Sarki Sarkisian, Town Planner
Cc:
From: Melissa Recos, P.E., Project Manager
Subject: BETA Peer Review Experience – Subdivisions & Projection of Streets

BETA has an extensive track record of providing Peer Reviews and On-Call consulting services to municipalities, with clients that include Planning Boards, Zoning Boards and Conservation Commissions, as well as Select Boards and Public Works Departments. BETA understands that Local bylaws and regulations help direct and shape communities. Projects must be evaluated for compliance with pertinent bylaws or regulations, environmental impacts, and the prevailing site constraints. Technical reviews require objective observation and analysis, careful attention to details and calculations, and clear communication to share findings and recommend mitigation.

Similar to the 105 Plain Road Subdivision proposal in Wayland, our team members have performed reviews for numerous preliminary and definitive plan submittals in many communities. The following is a sampling of municipalities where BETA has performed subdivision review:

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| ○ Town of Billerica | ○ Town of Millis |
| ○ Town of Franklin | ○ Town of Westwood |
| ○ Town of Hopkinton | ○ Town of Wellesley |
| ○ Town of Norfolk | |

It is common in subdivision regulations and best engineering design practices to require that provisions are considered for projection of proposed subdivision streets to access adjoining properties that are not yet developed or subdivided. Similarly, reserve strips prohibiting access to streets or adjoining property are not typically permitted except where such a strip is in the public interest. While these considerations are a standard comment in peer review, often physical barriers (i.e. topography, land use, resource areas) or geometry prevent application.