

Date: February 4, 2026 Job No.: 10519
To: Mr. Gregory Rondeau, Chairman
Cc: Amy Love, Town Planner
From: Steven Lee, PE *SSL*
Subject: **Grillo Estates Peer Review**

Dear Mr. Rondeau:

BETA is pleased to provide peer review services for the proposed project entitled **Grillo Estates (Private) Definitive Subdivision** located off of Daniels Street in Franklin. Although additional time is required to complete the comprehensive review, BETA offers the following initial comments for the Board's consideration:

- A waiver has been requested to exclude the installation of curbing. BETA defers to the Board to determine if curbing should at least be installed along the entrance radius at Daniels Street.
- BETA notes that the existing residence at 70 Daniels Street (Lot 2) will continue to be accessed through a 20' right-of-way to Daniels Street, rather than connecting to the proposed roadway. The Zoning Compliance Officer may need to be consulted to confirm frontage requirements are being met or the extent applicable.
- Additional information is required to confirm there is adequate sight distance where the new roadway will intersect Daniels Street.
- A binder course depth of 1.5" is proposed, where 2" is required.
- A drainage report has been provided; however, it does not appear to be fully updated for the current project and should be revised.