

## BREWSTER LANDING

Brewster, MA

Brewster Landing is a residential cottage community consisting of 26 single family cottages and 2 multifamily duplexes. The community is permitted and constructed under the provisions of M.G.L. c. 40B and includes 8 affordable units. This "Nantucket" style home development is sited on 9.4 acres near Route 6a in Brewster. Units are offered in both 2 and 3 bedroom styles. Prior to development, this was a vacant site located in an environmentally sensitive area. Coastal Engineering Co. helped to fully develop the site, designing within the constraints of the applicable regulations to provide protection of the nearby wetland area. An example of low impact development design used at this site is the installation of 4 rain gardens to naturally filter stormwater runoff through mulch and soil layers while the roots of the bioretention/rain gardens plant's uptake runoff and utilize pollutants such as nitrogen and phosphorus for plant growth. The project is a huge success; only one unit currently remains for sale.

### SERVICES

- Survey and soil testing
- Civil engineering and site plan preparation for site grading, stormwater management system, new road and new utilities including water, gas and electric
- Site evaluation and design of a sewage disposal system that includes an I/A wastewater treatment system
- Environmental permitting and regulatory review
- Construction layout and survey
- Construction administration

