



November 28, 2022

File No. 95561.15

Town of Wareham Planning Board

54 Marion Road

Wareham, MA 02571

Re: True Storage Wareham – 2400 Cranberry Highway
Site Plan Application
Impact Statement

To the Town:

In accordance with the Town of Wareham's Site Plan Application requirements, we are presenting this impact statement for the Planning Board's consideration.

SECTION 5. IMPACT STATEMENT

1. Potential Impacts to Town Services

The proposed mini storage facility is seeking to connect to the existing Town-owned water main within Cranberry Highway, for domestic water and fire protection. Given the nature of the proposed use, along with the low number of staff (estimated three people), it is anticipated that the domestic water demand will be less than 100 gallons per day.

Apart from water supply, the only other potential Town services would be public safety related, and these would be for emergencies only. Regarding police response, the building will feature cameras mounted on the interior and exterior of the property, monitored 24/7, with alarms on all doors as well. For fire, this facility will contain a fire protection system.

The proposed project will utilize an on-site sewage treatment system, and all storm water run-off will be handled on-site via a detention pond that is design to retain up through the 100-year rainfall event.



For roadway impacts, access to the site will be from Cranberry Highway (Route 28), a secondary highway, with one main entrance/exit. At this location the road features two lanes (one lane in each direction) separated by a painted yellow divider. According to data obtained from MassDOT's online portal, the average annual daily traffic is 5,475 vehicles per day (2019 data) and the speed limit is 45 miles per hour. Peak traffic at the proposed facility would occur during mid-day on Saturdays, with less than 29 total vehicle trips (entering and exiting) anticipated.

Regarding ecology, there are no wetlands on or adjacent to the project site, nor is there any recorded habitat for rare or endangered species. Further, the property is not located within or adjacent to floodplain.

The proposed project is a redevelopment of a former car dealership and pharmacy. Currently, approximately one-third of the site is occupied by buildings and asphalt. While the amount of impervious surface will increase with the proposed project, the project is retaining as much of the existing vegetation and tree line as possible. In addition, storm water runoff will be directed to, and stored in, a detention pond located to the north and east of the building. This detention pond will also serve as open space.

There are no expected off-site impacts.

2. Mitigation

The proposed project will impose minimal impact to the project site and the surrounding area. For the one anticipated town service, domestic water, the project will install water-conserving plumbing fixtures.

No significant impact to Cranberry Highway is expected, and there are no impacts proposed to the site or local ecology.

We trust this impact statement meets the requirements of the Town's Site Plan Application. Should there be any question please do not hesitate to reach out to the undersigned at bkay@nobis-group.com.



Sincerely,

NOBIS GROUP®

 Digitally signed
by Brett Kay
Date: 2022.11.28
15:08:47-05'00'

Brett Kay
Project Manager

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