

January 21, 2021

Planning Board  
Town of Wareham  
54 Marion Road  
Wareham, MA 02571

Re: 1 Seth Tobey Road  
Site Plan Modification – 1 Seth F. Tobey Road  
Map 87 Lot 1

Dear Mr. Buckland:

On behalf of the Applicant, Wareham Retail Management, LLC (Client), Highpoint Engineering Inc. (Highpoint) is submitting the enclosed Application for Special Permit/Variance and Site Plan Modification relating to a new proposed drive-through at 1 Seth Tobey Road, Wareham.

The project site consists of a 173,370 sf (4.0 acre) parcel of land. The lot is indicated on the Town assessor's maps as map 87, Lot 1. The Site is zoned Strip Commercial (CS) and is located entirely within CS. The application seeks a Special Permit/Variance for use as a restaurant with drive-through with associated modifications to the approved Site Plan.

On June 18, 2019, The Project received a Special Permit- Site Plan Approval, granted by the Planning Board, to construct a three (3) building retail development on the outparcel site of the existing Walmart. Construction of building #2 (Aspen Dental) is complete, and construction of building #2 (Starbucks with drive through and retail) is currently under way. Building #3 was proposed to be a 7,200-sf retail building. The Project proposes to revise the current site plan, in the location of building #3, to accommodate a restaurant drive-through/pickup (Chipotle). To accommodate this modification, all parking areas, drainage, and utilities remain generally unchanged, while the building is reduced from 7,200 sf to 6,350 sf and the drive-through lane incorporated. The overall, 3-building, project development square footage is reduced from 16,200 sf to 13,450 sf.

A comprehensive traffic impact assessment was conducted as part of this application to identify the anticipated change in traffic generation and associated traffic impacts due to the addition of the Chipotle Mexican Grill restaurant use. As documented in this assessment, the project is expected to result in approximately one new entering and exiting trip every three minutes during peak hours of roadway traffic, which does not result in a notable impact to traffic operations as compared to the previously approved development program. Additionally, unlike typical fast-food restaurants the drive-through queue for Chipotle Mexican Grill restaurants, which require preorders prior to pick up, exhibits minimal queuing, with field observations at an existing operational facility revealing average drive-through queues of only two to three vehicles during peak hours.

The following supporting documents are supplied as part of this submittal:

- Cover Letter
- Certified Abutters list
- Two (2) sets of Site Plans - 24x36, & five (5) sets of Site Plans – 11x17, bound and folded
- Original & Copy- Notification of Abutters- \$87.49 Check to Town of Wareham
- Original & Copy- Newspaper Hearing Advertisement- \$80.00 Check to Town of Wareham
- Two (2) copies of Traffic Impact Assessment (by Vanasse Associates)- under separate cover

On behalf of the Applicant, we look forward to working with the planning board on this Project. Please feel free to contact me at 781-713-3401 or at [dredgate@highpointeng.com](mailto:dredgate@highpointeng.com) with any questions about this application or project design.

Regards,  
HIGHPOINT ENGINEERING



Derek B. Redgate, PE  
Senior Project Manager