# **APPLICATION FOR SITE PLAN REVIEW**

Page 1	
Applicant:	Name: WAREHAM RETAIL MANAGEMENT, LLC
	Mailing address: 30200 TELEGRAPH ROAD, SUITE 205, BRINGHAM FARMS, MI 48025
	Telephone:248-646-9999
Project:	Street & Number: 1 SETH F. TOBEY ROAD
	Assessor's Map: 87 Lot(s) 1
	Dwelling Units # N/A
	Parking Spaces # _ 95
	Acres: 4.0 Square Feet Commercial Space: 14,243 SF
The projec Building #3 (Chipotle)	ribe project:  t proposes to revise the current approved site plans, in the location of  in order to accommodate a restaurant pickup window/drive through  This modification will only impact Building #3, and all approved parking  nage and utilities will remain generally unchanged.
Date: 01-2	
Signature of	

### **APPLICATION FOR SITE PLAN REVIEW**

# Page 2

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Please list the	e names of all abu	ıtters, owner	rs of land dire	ctly opposite	on any publ	ic or private stree
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APE BLOT 1         OWNNER         STREET ADDRESS.         TOWNN         STATE         2P CODE           AP & LOT 2         BAREHAM FEALLY LICA         CO-OWNER         STREET ADDRESS.         TOWNN         STATE         2P CODE           2-1000/AD 2         BLIST SAMILY FOUNDATION TO         C/O PETER LATHAM         CO-OWNER         MAREHAM         MAST           2-1000/AD 2         BLIST SAMILY FOUNDATION TO         C/O PETER LATHAM         CO-OWNER         MAREHAM         MAST           -1000/BD 35 AV ASSOCIARES LLC         SAMILY SAMILY SELL         TRUSTEES OF CNF TRUST         2.2 WESTMINSTER ST         WAREHAM         MA         0.2571           -1000/AC 2012 AND RELEASE CARLY ANN TRUSTEES OF CNF TRUST         2.2 WESTMINSTER ST         WARREN AND GREEN CARLA AND TRUSTEES OF CNF TRUST         2.2 WESTMINSTER ST         WARREN AND GREEN CARLA AND TRUSTEES ST         WARREN AND GREEN CARLA AND TRUSTEES ST         WARREN AND GREEN CARLA AND GREEN CARLA AND TRUSTEES ST         WARREN CARLA AND CARLA AND GREEN CARLA AND TRUSTEES ST         WARREN CARLA AND CARLA AND GREEN CARLA AND CARLA	100	THE MANAGEMENT LLC  ONNER  CO-DOWNER  CO-DOWNER  CO-DOWNER  CO-DOWNER  SER TREAT LLC  SER TREAT ADDRESS  TOWN  SER TREAT LCC  SER TREAT TREAT  DO 502.231  WARREHAM  MARCHAN  TRUSTEES OF ONF TRUST  TRUSTEES ONF TRUST  TRUSTEES OF ONF TRUST  TRUSTEES ONF TRUST  TRUSTEES ONF TR	TOWN OF WA	TOWN OF WAREHAM ABUTTERS			T T T T T T T T T T T T T T T T T T T		
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Marchine   Co-Owner	COMMER   COMMER   COMMER   STREET ADDRESS   TOWN	STATE   COOMNER   CCOONNER   STREET ADDRESS   TOWN   STATE	WAREHAM RE	TAIL MANAGEMENT LLC					
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#### SITE PLAN REVIEW CHECKLIST

Plans shall be prepared by a registered architect, landscape architect, or Professional Engineer. 14 complete sets are required with the following information included:

#### 1. GENERAL INFORMATION



Developer name, address, telephone number



Property owner name, address, telephone number, legal relationship between developer and property owner



Date of application



Statement briefly describing project



Locus map (1" = 2,000')



Location of property to surrounding area (this plan shall show at a scale of not less than 1'' = 100' the general characteristics of all lands within 200' of the proposed site and shall include structures, parking areas, driveways, pedestrian ways and natural characteristics)



Zoning district (square feet within each district if more than one district)



Total area of project in square feet to include wetland and 100 year flood plain (both in square feet)



All contiguous land owned by the applicant or by the owner of the property. At the discretion of the Planning Board photographs of the site at size 8" x 10"

#### 2. EXISTING FEATURES

Plans shall be accurately drawn to a scale of 1'' = 20, 1'' = 40', or 1'' = 100' where practical and appropriate to the size of the proposal and shall show all existing natural, manmade, and legal features of the site. Such plans are to include but not be limited to the following:



Tree line of wooded area



Individual trees 18" dbh or over



Bogs or agricultural areas



Flood plain (100 years) with base flood elevation data

Contour lines (2' intervals)

General soil types

#### 2b. EXISTING MANMADE FEATURES

Vehicle accommodation areas

Street, roads, private ways, walkways

Curbs, gutters, curb cuts, drainage grates

Storm drainage facilities, including manholes

Utility lines, including water, sewer, electric, telephone, gas, cable TV

Fire hydrants and location of dumpsters

Building, structures, and signs (free standing), including dimensions of each

Existing light fixtures

### **2C. EXISTING LEGAL FEATURES**

Zoning of property (district lines)

Property lines (with dimensions identified)

Street right of way lines

Utility or other easement lines

Monuments

#### 3. THE DEVELOPMENT PLAN

The development plan shall show proposed changes in the (a) existing natural features; (b) existing man made features and (c) existing legal features.

The Development Plan shall include:



Square feet in every new lot



Lot dimensions



Location and dimensions of all buildings and free standing signs as well as the distances from all buildings to lot lines, streets, or street right of way



Building elevations (side, front, and back for a typical unit) showing building height and any proposed wall signs



Location, dimensions, and designated use for all recreation areas



Location and dimension of all open space; indicate whether open space is to be dedicated to public use or to remain private



Streets (including street names) which conform to the design standards of the Planning Board's Rules and Regulations Governing the Subdivision of Land



Curbs and gutters, curb cuts, drainage grates



Drainage facilities including manholes, pipes, drainage ditches, and retention ponds



Sidewalks and walkways showing widths and materials



Outdoor illumination with lighting fixture size and type identified



Utilities; water, sewer, electric, telephone, gas, cable TV



Fire hydrant location



Dumpster (trash collection facilities)



New contour lines resulting from earth movement (at 2' intervals) and indications of types of ground cover and other precautions to stabilize slopes



Vehicle parking, loading, and circulation areas showing dimensions



Proposed new plantings by size and location or construction of other devices to comply with screening and shading requirements

# 4. IMPACT STATEMENT

	evaluate the impact of the proposed development to Town services and the the community, there shall be submitted an impact statement in two parts.
	All applicable Town services including but not limited to schools, sewer services water systems, parks, fire, and police.
	The roads in the immediate vicinity of the proposed development (including an estimate of both peak and average daily counts)
	The ecology of the area within the site and any significant off-site impacts
Part Two s Part One	hall describe what actions have been taken to mitigate the impacts described in
Wareham'	ation constitutes the applicant's willingness to work under the Town of s Zoning Bylaws. Any errors or omissions from this checklist or the Zoning Bylaw in the application not being placed on a Planning Board Agenda or denial of the

# Site Plan Review Application Checklist

**Note to Applicant(s):** The following checklist serves as an instrument to help ensure that all necessary information and materials are submitted with the application for Site Plan Review. Please verify that all related items listed below have been accounted for in your submission. (Refer to Article 15 of the Zoning By-Law of the Town of Wareham, Massachusetts, adopted October 2004).

Name of site: WAREHAM RETAIL MANAMGENT	Date: _	12/16/20
Owner(s): WAREHAM RETAIL MANAGEMENT LLC		
Address: 30200 TELEGRAPH ROAD, SUITE 2015, E	BINGHAM FARMS, MA 4	18025
Telephone Number:	Cell Phone:	774-263-8012
Developer(s): WAREHAM RETAIL MANAGEMENT		
Address: 30200 TELEGRAPH ROAD, SUITE 2		
Telephone Number: <u>248-646-9999</u>	Cell Phone:	
Relationship between Developer & Property Ow	ner: SAME	
Surveyor:DAVID PRINCE, PLS- WSP USA		
Engineer: DEREK B. REDGATE, PE - HIGHPOIN	NT ENGINEERING	
Architect: BEAU WYNN, DETROIT ARCHITECT		
Landscape Architect: MIKE RADNER, ASLA, RA	ADNER DESIGN ASSOC	CIATES

ITEM	Complete
Application for Site Plan Review – Special Permit filed with Planning Board	
(14 copies of application and supplementary materials)	
Application for Special Permit – Residential Cluster Development filed with	
Planning Board	
(11copies of application and supplementary materials)	
Copies filed with Town Clerk	
Filing Fees	
GENERAL INFORMATION	
Developer Name, address, telephone number	
Property Owner Name, address, telephone number	
Date of Application	
Statement briefly describing project	
Locus Map (1" = 2,000')	
Location of property to surrounding area (scale should be no less than 1" = 100')	
and general characteristics of all lands within 200' of the proposed site including	
structures, parking areas, driveways, pedestrian ways, and natural characteristics	

Zoning district (sq. feet within each district if more than one)
Total area of project to include wetland and 100 year floodplain (both in sq. feet)
All contiguous land owned by the applicant or by owner of property
Photographs of site (8" by 10") – at discretion of Permitting Authority
List of abutters, certified by Board of Assessors
Number of dwellings which could be constructed by means of a conventional
development plan, considering the whole tract, exclusive of water bodies and
land prohibited from development by legally enforceable restrictions, easements,
or covenants. This includes:
Any bank, freshwater wetland, coastal wetland, beach, dune, flat, marsh,
or swamp bordering the ocean, any estuary, creek, river, stream, pond, or
lake
Lake under any of the water bodies listed above;
Land subject to tidal action
<ul> <li>Land subject to coastal storm flowage or slopes in excess of fifteen (15)</li> </ul>
percent are not to be counted in figuring the number of permissible units
of conventional development.
EXISTING FEATURES
(Scale $1'' = 20'$ , $1'' = 40'$ , or $1'' = 100'$ where practical and appropriate to the size of
the proposal) Must include a minimum of the following:
1. Existing Natural Features
a. Tree line of natural area;
b. Individual trees 18" dbh or over;
c. Bogs or agricultural areas;
d. All wetlands protected under 310 CMR 10.01 (1) (a-d); floodplain (100
year) with base flood elevation data;
e. Contour lines (2' intervals);
f. General soil types.
2. Existing Man-Made Features
a. Vehicle accommodation areas; streets, roads, private ways, walkways;
b. Curbs, gutters, curb cuts, drainage grates;
c. Storm drainage facilities including manholes;
d. Utility lines including water, sewer, electric, telephone, gas, cable TV;
e. Fire hydrants and location of dumpsters;
f. Buildings, structures, and signs (free standing) including dimensions of
each;
g. Exterior lighting features.
3. Existing Legal Features
a. Zoning of property (district lines);
b. Property lines (with dimensions identified);
c. Street right-of-way lines;
d. Utility or other easement lines;
e. Monuments.

DEVELOPMENT PLAN	
Proposed changes to existing natural features, existing man-made features, and	
existing legal features including the following;	
Area of each new lot in square feet;	
• Lot dimensions;	
Location and dimensions of all buildings and freestanding signs as well as	
the distances from all buildings to lot lines, streets, or street;	
Location, dimension, and designated use for all recreation areas;	
Location and dimension of all open space (indicate whether such open	
space is to be dedicated to public use or remain private);	
Streets (including street names) which conform to the design standards of	
the Planning Board's Rules and Regulations Governing the Subdivision of	
Land;	
Curbs and gutters, curb cuts, drainage grates;	
Drainage facilities including manholes, pipes, drainage ditches, and	
retention ponds;	
Sidewalks and walkways showing widths and materials;	
Outdoor illumination with lighting fixture size and type identified;	
<ul> <li>Utilities – Water, sewer, electric, telephone, gas, cable TV;</li> </ul>	
Fire hydrant locations;	
Dumpster (trash collection facilities);	
New contour lines resulting from earth movement (2' intervals) and	
indications of types of ground cover and other precautions to stabilize	
slopes;	
Vehicle parking, loading, and circulation areas showing dimensions and	
layout of parking spaces, travel lanes, aisles, and driveways;	
Proposed new plantings by size and location or construction of other	
devices to comply with screening and shading requirements.	
IMPACT STATEMENT  Part One: Description of neighborhood and impact of proposed development on	
<b>Part One:</b> Description of neighborhood and impact of proposed development on all applicable town services including but not limited to schools, sewer service,	
water system, parks, fire, and police protection;	
Traffic report of existing and future traffic within and adjacent to proposed	
development. (Include estimate of both peak and average daily traffic count);	
Analysis of site in regards to wetlands, coastal wetlands, slopes, soil conditions,	
100 year flood plain, and other natural features as Planning Board may request;	
Environmental Impact Assessment Report relating to proposed plan and copy of	
environmental impact report if otherwise required in order to illustrate the	
ecology of the area within the site and any significant off-site impacts;	
Evaluation of open land proposed within cluster, with respect to size, shape,	
location, natural resource value, and accessibility by residents of the Town or of	
the cluster;	

Part Two: Description of actions that have been taken to mitigate the impacts	
described in Part One.	

# TOWN OF WAREHAM ANR/SUBIDIVISION/SITE PLAN REVIEW FORM

Check one:	ANR	Form B	Form C	Site Plan Review
Date stamped in		Date de	ecision in due _	
Applicant's name(s)	WAREHAI	M RETAIL MAN	AGEMENT LLC	
Applicant's address	30200 TEL	EGRAPH ROAD	, SUITE 205, BII	NGHAM FARMS, MI 48025
Telephone number _	248	-646-9999		
Address of property	1 SETH	I F. TOBEY ROA	AD.	
Landowner's name _				
Owner's address				
Telephone number _				
Contact person	BRANDON S	CHRAM	Telep	phone <u>248-646-9999</u>
Map #87	Lot	t#1_	Zone _	STRIP COMMERCIAL (SC)
Date Approved			Date Denied	
Comments (state rea	asons for de	nial or stipulati	ons of approva	1)
Conditions for:				
Conditions for.				

# RECORD OF PLANNING BOARD PROCEEDINGS AND DECISIONS Town of Wareham Planning Board

APPLICATION:	FORM A SITE PLAN REVIEW _	FORM BOTHE	FORM C R
DATE SUBMITTED:	DECEMBER 16, 2020		
DATE DECISION IS E	DUE:		
DATE OF PUBLIC HE	ARING(S):		
DECISION DATE:			
DATE DECISION SEN	NT TO TOWN CLERK:		
			5
DATE APPEALS PER PLANNING BOARD should accompany	IOD BEGINS DECISIONS: (yes or no	ENDS	
DATE APPEALS PER PLANNING BOARD should accompany FORM A:	IOD BEGINS DECISIONS: (yes or no decision.	or abstention) if abstai	ning, appropriate recusal fo
PLANNING BOARD should accompany FORM A: M. Baptiste	IOD BEGINS DECISIONS: (yes or no decision.	or abstention) if abstai  M. Fitzgerald	5
PLANNING BOARD should accompany FORM A: M. Baptiste J. Cronan	DECISIONS: (yes or no decision.  G. Barrett A. Slavin	ends or abstention) if abstai  M. Fitzgerald	ning, appropriate recusal for B. Reed
PLANNING BOARD should accompany FORM A: M. Baptiste FORM B: M. Baptiste	DECISIONS: (yes or no decision.  G. Barrett A. Slavin	or abstention) if abstai  M. Fitzgerald  M. Fitzgerald	ning, appropriate recusal fo
PLANNING BOARD Should accompany FORM A: M. Baptiste FORM B: M. Baptiste	DECISIONS: (yes or no decision.  G. Barrett A. Slavin	or abstention) if abstai  M. Fitzgerald  M. Fitzgerald	ning, appropriate recusal for B. Reed
PLANNING BOARD should accompany FORM A: M. Baptiste FORM B: M. Baptiste FORM C:	DECISIONS: (yes or no decision.  G. Barrett A. Slavin G. Barrett	or abstention) if abstai  M. Fitzgerald  M. Fitzgerald  M. Fitzgerald	ning, appropriate recusal for B. Reed B. Reed
PLANNING BOARD Should accompany FORM A: M. Baptiste FORM B: M. Baptiste FORM C: M. Baptiste	DECISIONS: (yes or no decision.  G. Barrett A. Slavin G. Barrett	or abstention) if abstai  M. Fitzgerald  M. Fitzgerald  M. Fitzgerald	ning, appropriate recusal for B. Reed
PLANNING BOARD Should accompany FORM A: M. Baptiste FORM B: M. Baptiste FORM C: M. Baptiste	DECISIONS: (yes or no decision.  G. Barrett A. Slavin G. Barrett G. Barrett G. Barrett G. Barrett	or abstention) if abstai  M. Fitzgerald  M. Fitzgerald  M. Fitzgerald	ning, appropriate recusal for B. Reed B. Reed
PLANNING BOARD should accompany FORM A: M. Baptiste FORM B: M. Baptiste FORM C: M. Baptiste FORM C: M. Baptiste FORM C: M. Baptiste FORM C: M. Baptiste J. Cronan FORM C:	DECISIONS: (yes or no decision.  G. Barrett A. Slavin G. Barrett G. Barrett A. Slavin A. Slavin A. Slavin	or abstention) if abstai  M. Fitzgerald  M. Fitzgerald  M. Fitzgerald	ning, appropriate recusal for B. Reed B. Reed