

IMPACT STATEMENT REGARDING SITE PLAN REVIEW APPLICATION

4 Tow Road, Wareham, MA

The Applicant, Rojo Co. Inc., hereby submits the following impact statement regarding the proposed carwash to be located on the subject property.

1. Current conditions.

The property consists of 1.38 acres, all of which is currently undeveloped dirt and grass area.

2. Proposed development.

The Applicant proposes to develop the subject property as a carwash as shown on the Site Development Plans submitted with this application. In addition, the proposed project also includes associated parking, landscaping, stormwater management, and utility improvements.

To summarize the plans, proposed is:

- A new 5,476± square foot carwash is proposed.
- Twenty (20) self-service vacuum spaces will be provided for customer use. Four (4) additional parking spaces will also be included for employee parking.
- A full access driveway curb cut is proposed at the southwest corner of the site at Tow Road.
- A cross-access driveway is proposed to the abutting parcel located at 2404 Cranberry Highway. This cross-access driveway also provides a connection to Cranberry Highway via an existing curb cut serving both 2404 Cranberry Highway, which is currently undeveloped, and 2416 Cranberry Highway, which is currently developed as a Nouria convenience store and gas station.

3. Neighborhood

The neighborhood consists of commercial uses surrounding the project (warehouse, office, bank, pharmacy, gas station, etc.).

The proposed use will be consistent with commercial uses in the neighborhood and will not generate undue noise or traffic.

The project, with no residential component, will not have an impact on the schools.

The applicant has submitted with this application a drainage report indicating that storm water runoff will be captured and there will be no increase in rate of run-off.

The carwash will be connected to the Town sewer and water systems. The carwash has a limited number of employees, and discharge from the carwash operations is captured and processed through a water reclamation system and oil/water separator prior to discharge into the municipal sewer system and , thus, is not expected to unduly burden the Town's sewer or water system.

There are no vegetated wetlands or coastal wetlands near the proposed work and, therefore, no wetlands impacts are anticipated.

The property is not within the 100-year flood zone.

The site has no undue elevations issues. Soil conditions are consistent with conditions throughout the Town and no issues are anticipated.

The applicant has submitted with this application a Trip Generation Letter indicating that the increased trip generation associated with the proposed development is expected to be accommodated with the existing transportation infrastructure.