

March 8, 2022

Zoning Board of Appeals
Memorial Town Hall
54 Marion Road
Wareham, MA 02571

**RE: Proposed Rojo Carwash
Planning Board – Site Plan Review
4 Tow Road, Wareham, MA – Map 108, Lot 3A**

Dear Members of the Zoning Board of Appeals:

Please accept this letter and enclosed application packet on behalf of Rojo Co. Inc. (“Applicant”) for the Special Permit/Variance and Site Plan Review Application for the proposed Rojo Carwash facility to be constructed at 4 Tow Road.

Enclosed, please find the following:

- Original and eight (8) copies of the Town of Wareham Zoning Board of Appeals Application for Variance, Special Permit, and Site Plan Review;
- Two (2) full size (24”x36”) and seven (7) reduced size (11”x17”) copies of the Site Development Plans prepared by Bohler, dated March 7, 2022;
- Three (3) copies of the Drainage Report prepared by Bohler, dated March 4, 2022;
- Nine (9) copies of the Trip Generation Letter prepared by Greenman-Pedersen, Inc., dated January 25, 2022;
- Nine (9) copies of the Impact Statement;
- Nine (9) copies of the Abutters List;
- Nine (9) copies of the Owner Authorization Letter;
- Nine (9) copies of the Locus Map;
- Nine (9) copies of the Site Location Map;
- Fee Checks payable to Town of Wareham for Special Permit Commercial Application Fee, Site Plan Review Commercial Application Fee, and Abutter Notification Fee (under separate cover);
- Fee Checks payable to Wareham Week for the Legal Ad Fee (under separate cover);

Project Narrative:

The subject site, located at 4 Tow Road, is in the Industrial zoning district and is shown on the Town of Wareham Assessors Map 108 Lot 3A. The site is currently undeveloped. The Applicant is proposing to develop the parcel with a 5,476± square foot Rojo carwash. The Motor Vehicle Service use is allowed by right in the Industrial (IND) zoning district.

The development of the site will include parking, landscaping, stormwater management, and associated utility improvements. The project also proposes a parking area with twenty (20) dedicated self-serve vacuum stations for customer use. The site improvements include one new access curb cut at Tow Road, as well as a cross-access curb cut to the abutting parcel located at 2404 Cranberry Highway.

Requested Relief:

Zoning Relief that is anticipated is listed below:

- Section 626 Dimensional Standards: Industrial District
 - The Industrial District requires a 20-foot minimum side/rear yard building setback. The project provides a 10.6-foot side yard building setback to the eastern property boundary requiring relief from Section 626.
- Section 1042 Minimum Landscaped Buffer
 - A 10-foot minimum landscaped buffer is required for a Commercial Use abutting another Commercial Use. The project provides a 5.7-foot landscaped buffer to the eastern property boundary requiring relief from Section 1042.

We look forward to discussing this project further with you at your earliest convenience. We trust that this information is sufficient for your needs at this time. Please do not hesitate to contact us at (508) 480-9900 should you have any questions or wish to discuss further.

Sincerely,

BOHLER



Luke DiStefano



Connor Bailey

Cc: John Shalbey, Rojo Co. Inc.; Bob Perry, Robert L Perry Law Offices