

RBCD 5/18/22

4A Rock Marsh Road
Wareham, MA 02571
May 18, 2022

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

RE: Site Plan for 246 Marion Road

Dear Board Members:

Soon after the reopening of the Cranberry Cottage Restaurant in 2019, its owner met with me and two of my neighbors from Rock Marsh Road. Our primary concern was the creation of 13 new parking spaces along Marion Road. Unlike the old layout where most of the spaces were directly in front of the former building, the new spaces allowed vehicles to park several feet into the state layout. This greatly reduced visibility of oncoming traffic for motorists exiting Brown Street.

The proposed site plan would improve said visibility with the installation of a vinyl split rail fence along the front lot line. However, at the very least,¹ it is requested that the fence be extended at an angle starting no closer than the last proposed space along the property line to a relocated driveway exit onto Brown Street. This would restrict parking at the corner as shown in one of the attached photos and allow vehicles to turn more fully onto Brown Street before approaching Marion Road. Painting a stop line at the driveway exit as well as considering a one way traffic flow through physical improvements and signs would also improve safety.

The attached photos also show two other conditions that I wish to bring to the Board's attention. The first pertains to the parking of vehicles along the Brown Street side of the building. The new building is larger and its rear portion is closer to Brown Street than the original structure.² The setback in the northerly corner of the building is also reduced by a new exterior loading ramp.

As a result, parking activities along this side of the building encroach further into the already narrow Brown Street than under previous conditions. This is particularly problematic beyond the retaining wall to the rear corner of the building. Restricting parking immediately off Brown Street by such means as vertical curbing would therefore be requested.

The second issue pertains to how supplies are currently delivered to the site. Deliveries were accommodated largely at the rear of the original building. However, the new loading ramp extends to the front parking area. This has resulted in delivery trucks more frequently being parked within Brown Street. It is requested that a loading area be designated on the site that is readily accessible to the new loading ramp to more safely address this changed condition.

In fact, all of the aforementioned requests pertain only to new or changed conditions within the site that have increased impacts on Brown Street. It is hoped that the Board shares this understanding and will work with the applicant in addressing these issues.

¹ Notwithstanding the question of Section 931 being applicable.

² See attached section of plan prepared by Gateway Survey Assoc., LLC dated 2/13/18.

Very truly yours,


Richard Callinan

cc: Bradley M. Bertolo, EIT, CSE
Project Engineer



Zoning: MR30

Setbacks: Commercial Building

Front: 20' min.

Side: 10' min.

Rear: 10' min.

Height: 35' max.

TOWN OF WAREHAM

BUILDING INSPECTION DEPARTMENT

DATE: 5-7-18 PERMIT # C-18-931

This permit shall represent a licensed to proceed with the work described herein and shall not be construed as authority to violate, cancel or set aside any or all provisions of the Massachusetts Building Code or Town of Wareham Zoning By-law, or any other code(s) or law(s), except as specifically stipulated by this plan, or as legally granted variance. All work shall conform to the applicable Massachusetts and state codes stamped by this department for which the permit has been issued and any amendment thereto. Remedies for any violation of the above mentioned laws discovered during the inspection process but omitted during the review process shall be the responsibility of the applicant.

Sheet 1 of 1 BY DE Map of

± 12 page Plan

GENERAL NOTES:

- 1) Underground, overhead and surface utilities exist and are not shown hereon.
- 2) The purpose of this plan is demonstrate the horizontal location only of the proposed building alteration to the existing structure shown hereon.

PLAN REFERENCES:

- 1) Plymouth County Registry of Deeds Plan Book 36, Page 362.



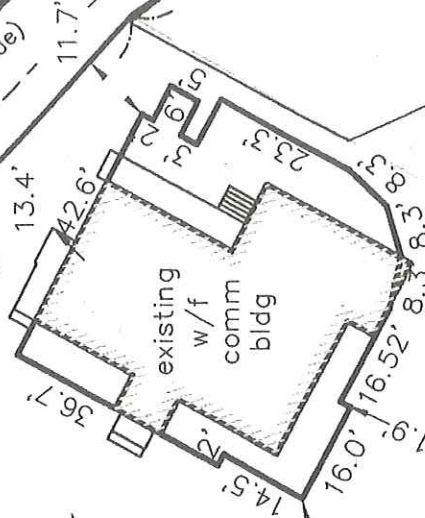
251.72' conc bnd

BROWN STREET (Undefined layout 33' wide)

102.06' (field) 115.5' (deed)

182.51' (field) (no record distance) 37' + - granite curb

100.00' (deed) sidewalk



edge of pavement

conc bnd

155.7'

MARION ROAD (state highway layout 1955 alteration)



Street View - Oct. 2019



Google



ry Cottage

ity





