

February 14, 2023

Nazih Elkallassi, Chairman
Town of Wareham
Zoning Board of Appeals
54 Marion Road
Wareham, MA 02571

Re: Initial Peer Review
Comprehensive Permit/
Site Development Plan
ZBA Case 5-23
6 Chapel Lane
Wareham, MA

Dear Mr. Elkallassi and Members of the Zoning Board of Appeals:

In accordance with our contract to conduct a peer review of the comprehensive permit Site Development Plan at 6 Chapel Lane in Wareham, Massachusetts, Allen & Major Associates, Inc. (A&M) is pleased to provide the following comments. The comments presented below are based on the review of the design documents provided to A&M by Wareham Planning and Community Development. A&M did not conduct a field assessment of the project but can do so if the ZBA requires.

In conducting the peer review, A&M reviewed the following documents:

- Stormwater Report for 6 Chapel Lane Site Development 6 Chapel Lane Wareham, Massachusetts prepared for 6 Chapel Lane, LLC prepared by G.A.F. Engineering, Inc. dated November 14, 2022;
- Site Development Plan 6 Chapel Lane Wareham, Massachusetts prepared for 6 Chapel Lane, LLC prepared by G.A.F. Engineering, Inc. dated November 14 2022;
- Architectural Plans for New Two Family Dwelling – Building A, Building B & Building C 6 Chapel Lane East Wareham, MA prepared by Anthi Frangiadis Associates dated April 28, 2022;
- Application for Comprehensive Permit along with supporting documentation;
- Letter from 6 Chapel Lane LLC dated January 23, 2022.

A&M reviewed the information/materials, listed above in conjunction with the applicable requirements of:

- Town of Wareham By-Laws revised October 25, 2021;
 - Division IV, Article III Earth Removal Regulations;
 - Division V, Article XI, Article I Stormwater Management & Article II Illicit Discharge;
 - Division VI, Article I Wareham Wetland Protective By-Law.
- Town of Wareham Zoning By-Laws Revised April 12, 2022;
 - Article 4: Overlay Districts;
 - Article 6: Density and Dimensional Regulations;
 - Article 7: Design Standards and Guidelines;
 - Article 8: Alternative Residential Site Development;
 - Article 9: Parking;

- Article 10: Landscaping;
- Article 12: Performance Standards;
- Article 15: Site Plan Review.
- Massachusetts Stormwater Handbook, Volumes 1 through 3, as applicable under the Massachusetts Wetlands Protection Act (310 CMR 10.00) with focus on the Stormwater Management Standards.
- Applicable review requirements for administrative procedures of 760 CMR 56 (Chapter 40B of the Commonwealth of Massachusetts).
- National Fire Protection Association (NFPA 1) and the Massachusetts Amendments (527 CMR 18) as applicable to site development plans.

The following represents A&M's review comments. A&M may submit additional comments based on supplemental information provided after the initial peer review.

Wareham By-Laws and Zoning By-Laws

1. The proposed project is required to obtain a Stormwater Management Permit (SMP) in accordance with Wareham By-Laws Division V, Article XI, Article I Stormwater Management. The applicant should provide documentation on the status of the SMP for the record or the ZBA, may consider it as a condition of approval. The applicant has not requested a waiver from this portion of the by-law and should discuss compliance with the submission requirements.

Drainage Calculations and Site Plans

2. The drainage report did not include pre-development and post-development watershed plans; therefore A&M is unable to verify/confirm the calculations.
3. The design engineer shall confirm and verify the proposed recharge systems/infiltration trenches have been designed in accordance with the Massachusetts Stormwater Handbook (i.e. Table RR (10 feet to property line) & Table IT.1 (20' to foundations)) for distances to building foundations and property lines.
4. The Cultec infiltration system is located very close to the property line (see Comment 3). Please confirm that during recharge of the 100-year stormwater volume that no breakout of runoff to the surface occurs.
5. Due to the location of the manhole and angles of the pipes, the design engineer should evaluate the constructability of the proposed manholes. The pipe diameter has also been reduced from a 12-inch inlet to a 10-inch outlet, the design engineer should provide appropriate calculations to verify that the reduced pipe diameter will not have an effect on the carrying capacity of the pipe.
6. The design engineer should revise the TSS calculation worksheet for the Infiltration Basin and provide two (2) sets of TSS calculation worksheets, one to demonstrate the required 44% TSS removal prior to infiltration and another for the overall TSS removal for the entire drainage system. The infiltration system only receives 80% TSS removal with the appropriate pre-treatment, therefore the design engineer cannot take additional credit for the deep sump and hooded manhole in the overall calculation for the entire drainage system. The design engineer should update the TSS worksheets accordingly. There is a portion of the proposed site driveway that is draining towards a "paved waterway". There is no discussion as to how the 80% minimum TSS removal is achieved for this flow.

The grass swale along Chapel Lane appears to be conveyance only and does not provide TSS removal credit.

7. The Site Data and Zoning Data on the cover page should be updated to show the required lot area for 'other' residential use which requires 165,000 sf, based on the proposed project and per the requested waiver list.
8. The proposed project does not depict accommodations for trash and recycling operations. If a dumpster area is proposed, it should be added to the plans with appropriate screening and adequate turning radii for pickup and removal.
9. The proposed site plans do not depict transformers or junction manholes for the electric service to the three units with references to plan sheet Notes 5 and 6. While subject to final electric design, A&M suggests adding reasonable service expectations.
10. The plans do not depict any site lighting for the 16 parking spaces and driveway. Can the intent of the plans be clarified to depict site lighting locations, fixtures, and shields necessary to prevent property line spillover and dark sky compliance.
11. The site plans depict a driveway with an approximate length of 130 feet and a parking field of approximately 200 feet. At this length, the project exceeds the maximum access road length of 150 feet without provided provisions for a fire apparatus turn around (NFPA 1 18.2.3.5.4) for dead ends. The Wareham Fire Department is the Authority Having Jurisdiction (AHJ) for fire access roadways. Please provide any correspondence with the Fire Department that approves the circulation path as designed.
12. The project is proposing an 8-inch sewer main and connecting to an existing 6-inch sewer service located within an existing 10-ft right-of-way and proposed utility easement. Has the existing line been reviewed for adequacy to receive the additional flows? Please provide any correspondence with the Wareham Sewer Department that allows the proposed connection.
13. The project depicts one onsite parking space in compliance with the Americans with Disabilities Act (ADA). All six units are shown with stairs leading to the entry. A&M recommends clarifying if any of the units are currently designated accessible or will be converted to accessible dependent on renter requirements.

Waivers

A&M has reviewed the waivers requested by the applicant and offer the following considerations for the Board of Appeals on waivers to understand potential impacts:

1. Article 560 – Earth removal regulations. The applicant has requested a waiver from the requirement to obtain a permit from the Board of Selectmen in that the Zoning Board of Appeals will act on behalf of the Board of Selectmen and be the grantor of this permit. In order to subsume this permit, the applicant should provide approximate earthwork volumes for the project and the potential for trucking during construction.
2. Article 611- Minimum Front Setback. The applicant has identified the required minimum frontage as 250 feet for "other residential uses" to which a waiver is sought. The minimum front and side/rear setback are noted as 20 and 10 feet respectively for a two family dwelling but should be 30 feet and 20 feet to be consistent with "other residential uses" within the request and therefore require the

waiver to provide a 20.9 foot front setback. The side/rear setback would be met and remain as "no waiver required".

3. Article 824.5 – Development Standards – MR-30 & Commercial Districts. The applicant has requested a waiver to provide 14-16 feet of landscaped buffer in lieu of 20 feet as required under the bylaw. A&M recommends the applicant provide justification for the waiver as it would appear that a shift of the driveway in a southerly direction could meet the 20 foot setback along the northerly property line. Additionally, the applicant is proposing 16 parking spaces whereas 12 are required for compliance with local zoning. Loss of some parking can provide additional depth to meet the side yard landscaping requirements on the southerly property line. A landscape plan was not provided for the site as such, no trees or shrubs are shown to be proposed within the landscape buffers.
4. Article 10 – Landscaping. The applicant notes that a waiver is not required for this section of the By-Law. Section 1031 requires "new projects or expansions exceeding 5,000 square feet of non-residential development or more than three multi-family dwelling units, the landscape plan shall be prepared by a registered landscape architect whose seal shall appear on the plan." The waiver request should be amended, or the plan revised to meet this requirement.
5. Article 11 – Signs. The applicant is requesting a waiver from the section in its entirety to allow project signage as shown on the project plans submitted herewith. Neither the Site Plans nor the Architectural plans show signs, except for standard traffic management signs. The applicant should remove this waiver or provide additional detail on any potential signage for the project that the Zoning Board of Appeals should consider as part of the permit.
6. Article 15 – Site Plan Review. The applicant has requested a waiver from the Article in its entirety. A&M recommends that the waiver be modified to provide more specificity as to what sections of the Article cannot be complied with through this permit application. This article includes operational items such as site lighting, dumpsters, landscaping, and a project impact statement.

In order to track any changes made to the proposed project, A&M recommends the applicant/engineer provide a written response to the items identified above and/or supplemental information necessary to review the application.

Very Truly Yours,

ALLEN & MAJOR ASSOCIATES, INC.

Philip Cordeiro, PE
Branch Manager

cc: File