

June 28, 2023

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

Re: Initial Peer Review
Town Fair Tire
Site Plan Review & Special Permit
ZBA Case 22-23
2991 Cranberry Highway
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 Site Plan Review & Special Permit associated with the Town Fair Tire at 2991 Cranberry Highway 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:

- Proposed Site Plan for Town Fair Tire Cranberry Plaza 2991-I Cranberry Highway Wareham, Massachusetts prepared for Town Fair Tire prepared by Morse Engineering Co., Inc. dated April 18, 2023, revised May 18, 2023;
- Site Plan Review/Special Permit Cover letter, Application, copy of deed, Building Department denial letter and certified abutters list;
- Architectural Plan (floor & elevation) for Town Fair Tire Center Cranberry Plaza Wareham, MA prepared by Architect Andrew C. Milliken dated January 25, 2023;
- Architectural Plan (tire cage) for Town Fair Tire Center Cranberry Plaza Wareham, MA prepared by Architect Andrew C. Milliken dated March 8, 2023
- E-mail from Patrick MacDonald, Director of Public Health, Director of Emergency Management dated June 6, 2023;
- E-mail from Christopher Smith, Captain Fire Prevention Wareham Fire Department dated June 6, 2023.

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.
 - 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 located within the Commercial Strip Zoning District and is subject to Article 7: Design Standards and Guideline, subsection 760 Design Standards & Guidelines for Commercial Districts. The proposed project is being proposed with an already established development/plaza and will be located within the former Olympia tenant space. The applicant is proposing modifications to the building façade as well as interior to accommodate the needs of the new tenant, Town Fair Tire. The architect should provide a letter showing how the proposed modifications are in compliance with subsection 764 Architectural Design Guidelines.
2. The proposed project is proposing a new wall sign and will be subject to Article 112: Signs. The applicant will be required to submit to the Director of Inspectional Services a completed sign permit application, together with all supporting materials specifically building and sign dimensions, materials of which the sign is comprised, colors, attachment methods and the position of the sign.

Site Plan

3. The design engineer should review the location of the proposed dumpster and confirm/verify the ability to access it for routine pickups.

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