

August 29, 2023

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

Re: Initial Peer Review
Angela McKeown
Special Permit, Variance, and Site Plan
Review Application
ZBA Case 21-23
386 Main Street
Wareham, MA

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

In accordance with our contract to conduct a peer review of Angela McKeown's Special Permit, Variance, and Site Plan Review application associated with the Proposed Site Plan at 386 Main Street 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 at 386 Main Street Wareham, Massachusetts prepared for Angela McKeown prepared by JC Engineering, Inc. dated March 21, 2023, revised August 7, 2023;
- Architectural Elevation and Floor Plan entitled "New Duplexes" prepared for Angela McKeown 386-388 Main Street Wareham, MA prepared by Walter A. McKinnon Associates, Inc. (WAM). dated June 6, 2022;
- Site Plan Review Application, Impact Statement & certified abutters list prepared by JC Engineering, Inc. dated March 21, 2023;
- Drainage Calculations & Stormwater Report at 386 Main Street Wareham prepared for Angela McKeown prepared by JC Engineering, Inc. dated August 7, 2023;
- Building Department denial letter dated March 27, 2023;
- E-mail correspondence from Guy Campinha Sr., Director WPCF;
- Correspondence letter from the Wareham Planning Board dated June 14, 2023, entitled Comments on Site Plan Review Referral, Petition # 21-23, Angela McKeown;
- Response letter to the Wareham Planning Board letter dated June 14, 2023, prepared by JC Engineering, Inc. dated July 11, 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 with additional Amendments from October 2022 Town Meeting not yet approved by the Attorney General;
 - 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.

Variance Request

The project seeks a variance and special permit to allow for multiple buildings as shown on the site development drawings in accordance with Sections 1460 and/or 1470 of the Zoning Bylaw. The application is silent on the specific details of the Special Permit and how it comports to the criteria set forth under the Bylaw. A&M recommends the applicant provide an updated statement relative to the application as proposed to document for the Board's record.

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.
2. The proposed project is located within the Wareham Village 2 Zoning District and is subject to Article 7: Design Standards and Guideline, subsection 730 Wareham Village Districts. The architectural plans provided are dated June 6, 2022, and do not match the dimensions shown on the most recent set of site plans. Updated floor plans should be provided. The architect should provide a statement for the record on how the proposed new duplexes have been designed to conform to the applicable section of the Zoning By-Laws. The ZBA may consider a condition of approval requiring the architectural design of the buildings to be in compliance with subsection 730 of the Zoning By-Laws.
3. The proposed project is subject to Article 8: Alternative Residential Site Development, subsection 820 Multiple Family and Apartment Dwellings. The applicant and/or architect shall provide a statement for the record on how the proposed multi-family dwellings have been designed in accordance with the applicable section of the Zoning By-Laws.

4. Zoning 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.” Landscaping is currently shown on the site plans but has not been prepared by a Landscape Architect. A landscape plan should be provided in accordance with the Zoning By-Law. Please provide a landscape table showing the requirements and what is being provided.
5. The proposed project is subject to Article 12: Performance Standards, subsection 1260 Analysis of Development Impact: Stormwater Runoff in Compliance with MS4. The project is subject to an MS4 Stormwater Management Permit (MS4 SMP) issued by the ZBA. The applicant should provide documentation on the status of the MS4 SMP for the record. The design engineer should provide additional narrative and calculations to show/demonstrate compliance with the removal of 90% Total Suspended Solids (TSS) and removal of 60% Total Phosphorus from the total post-construction impervious surfaces.

Site Plan & Drainage Calculations

6. The Zoning By-Law states “*the front setbacks in village districts shall be the average of the setbacks of five (5) residential structures on either side of the subject property*”. The design engineer should provide documentation on how the average setback was determined and which structures were used.
7. The layout plan should be updated to show the location of curbing in accordance with §934 Surfacing and Curbing of the Zoning By-Laws. The curbing will ensure that all runoff from paved surfaces are maintained within the paved surfaces and directed into the proposed catch basins notably along the north-westerly parking area where the curbing should be extended along the entire length to capture all runoff.
8. The design engineer should review the dimensions of the driveway for unit #1 and unit #2. If a vehicle is parked within the driveway, portions of the vehicle will intrude into the drive aisle.
9. A majority of the drive aisles, and the primary site driveway, are less than the minimum width of 20-ft required for use as a fire access road in compliance with the NFPA 1 fire code and 527 CMR 18, the Massachusetts amendments. 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. At a minimum, A&M recommends that the internal driveways be widened to the minimum recommended 20 feet.
10. The radii at the main entrance on High Street should be labeled on the layout plan. Neither appear to meet the minimum radii of 25’ as specified by NFPA 1 for fire access roadways.
11. The applicant should provide documentation that they have the rights to improve the existing driveway (right of way) as shown, have acquired necessary easements for construction. The new driveway should account for and show the cross connections to the abutting properties.
12. The design engineer should include an erosion control plan as well as a site preparation/demolition plan to clearly demonstrate the work required to construct the project.
13. Please clarify the improvements, if any, that are being made to the existing dwelling (interior/exterior). Portions of the existing stairs and concrete pad appear to interfere with the construction of the new driveway.

14. What is the status of the existing gas line shown on the southerly property line, behind units #5/6? Is this line active and will it be removed?
15. The design engineer may want to consider changing the configuration of the 12–1000-gallon leaching system to help protect and preserve the existing 36" tree along Main Street.
16. The bottom elevation of the 12–1000-gallon leaching system shown on the Grading & Drainage plan differs from what is shown in the drainage calculations. The design engineer should review the discrepancies and revise the plan and/or calculations accordingly.
17. The design engineer should add spot grades and contours to the new driveway and show the connection points to the abutting existing driveways. The driveway entrance should also be graded to maintain the accessible path of travel across the driveway for pedestrian with a 1.5% cross-slope.
18. Additional spot grades should be added to the plan, behind units #3/4 to justify the watershed maps. Based on the existing spot grades, runoff is being directed onto the lot and towards the back of the units.
19. The project exceeds the maximum access road length of 150 feet without 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. It appears that the existing stonewall along High Street will interfere with the overhang on the fire truck. The design engineer should review and revise the plans accordingly.
20. The driveway detail should be revised to provide an accessible path of travel with the minimum required width and a maximum cross slope of 1.5%.
21. No details on site lighting nor a photometric plan have been provided, A&M is unable to review impacts on surrounding properties or compliance with Zoning §1243 Lighting Standards or §1533 (11).
22. Since the infiltration rate of 2.41 in/hr used in the design is greater than 2.4 in/hr, the design engineer is required to demonstrate that the treatment BMPs achieve 44% TSS prior to discharging into the infiltration BMP, per the Massachusetts Stormwater Handbook. The proposed project is only proposing a deep sump hooded catch basin, which only achieves 25% TSS removal. Please provide additional treatment BMPs to meet and comply with the required 44% TSS Removal.
23. The design engineer should revise the TSS calculation worksheet for the Infiltration chambers 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 catch basin in the overall calculation for the entire drainage system. The design engineer should update the TSS worksheets accordingly.
24. The existing and proposed drainage calculations as presented in the report do not account for the existing and proposed driveway to High Street. The driveway cover type is being changed from dirt to pavement, therefore causing an increase in runoff towards High Street. Off-site areas contributing to the watersheds under existing and proposed conditions should be included in the analysis. The design engineer should review and update the calculations accordingly and provide mitigation if necessary to meet pre-development conditions.

25. The design engineer assumed "Fair" groundcover under existing and proposed conditions. MassDEP recommends that all soils be assumed "good" ground cover type unless otherwise proved by the applicant. The curve numbers should be revised accordingly, or the applicant/engineer should provide documentation justifying the use of "Fair" groundcover.
26. The design engineer should review the time of concentration calculation for sheet flow and update the calculations accordingly. The input value for the 2-yr event differs from the actual 2-yr rainfall event.
27. The 100-year storm event for the proposed drainage calculations were not provided, unable to review and verify if the proposed drainage system will function as design. The design engineer should review the capacity of the large subsurface system (Pond 1P: Leaching Chamber), because during the 25-year event reaches an elevation of 20.96, which is within 0.5" of capacity. The two smaller infiltration systems also near capacity during the 25 year storm event. The engineer should describe the conditions anticipated during a 100 year event if runoff is not captured and handled by the stormwater systems as shown.
28. The Checklist for Stormwater Report was not signed nor stamped by a professional engineer. Please provide an updated checklist for the file and record.
29. The applicant provides a statement regarding illicit discharges, however a signed statement by the responsible party is not provided and should be included for record.
30. The applicant should describe how snow storage will be handled on site and designate areas that will be used for the stockpiling of snow.
31. There are no details provided on the perimeter screening fencing.
32. The fencing is shown off-property at the southerly corner of the site (Map 61 lot 1208). Please clarify the intent of this or relocate as necessary.
33. There is no fencing proposed behind units #1 and #2 to screen abutting property. A landscaped buffer or screen fence should be provided in this location (Section 1052).

General Comments

1. The application does not provide for any accessible parking accommodations or accessible routes as part of the site development. The applicant should confirm that is the design intent and that no accessible units are provided for rental. The applicant should confirm the project meets the accessibility requirements of the Massachusetts Architectural Access Board (MAAB) and the Federal Americans with Disabilities Act (ADA) for multi-family dwelling projects, as applicable. The proposed project improvements are likely to exceed the 30% valuation of the property that may trigger compliance requirements.
2. Guy Campinha, director of the Waste Pollution Control Facility has identified that the Town is currently under a sewer moratorium for additional flow into the municipal system. The applicant shall be required to coordinate with the Sewer Department for connection to the system. Correspondence should be provided for record to the Board.
3. The applicant shall be required to coordinate further with the Wareham Fire District on an available water connection as shown on the drawings. Correspondence should be provided for record to the Board.

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