

March 21, 2024

Michael King, Chair
Town of Wareham
Planning Board
54 Marion Road
Wareham, MA 02571

Re: Final Peer Review
Hidden Trails Definitive Subdivision Plan,
Special Permit for Residential Cluster
Development & Site Plan Review
PB Case 15-23
Off County Road
Wareham, MA

Dear Chair King and Members of the Planning Board:

In accordance with our contract to conduct a peer review of Hidden Trail a Definitive Subdivision, Special Permit for a Cluster Subdivision and Site Plan Review off County Road 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 Planning Board requires.

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

- Plans entitled "Hidden Trails Definitive Subdivision Plan of Land and Special Permit for a Residential Cluster Development off County Road West Wareham, MA prepared for Sarajon Reality, LLC prepared by JC Engineering, Inc. dated September 7, 2023 revised March 20, 2024";
- Drainage Calculations & Supplemental Information for Hidden Trails off County Road W. Wareham, MA prepared for Sarajon Reality, LLC prepared by JC Engineering, Inc. dated September 7, 2023 revised March 20, 2024;
- Special Permit for Cluster Development and Site Plan Review Application Town of Wareham Planning Board for Hidden Trails off County Road W. Wareham, MA prepared for Sarajon Reality, LLC prepared by JC Engineering, Inc. dated September 7, 2023;
- Response to Peer Review Letter to the Planning Board prepared by JC Engineering, Inc. dated February 9, 2024;
- Letter from Lightship Engineering dated February 12, 2024;
- Response to Peer Review Letter to the Conservation Commission prepared by JC Engineering, Inc. dated February 9, 2024;
- Response to Peer Review Letter to the Planning Board prepared by JC Engineering, Inc. dated March 20, 2024.

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 24, 2023;
 - Article 4: Overlay Districts
 - Article 6: Density and Dimensional Regulations;
 - Article 8: Alternative Residential Site Development;
 - Article 12: Performance Standards;
 - Article 15: Site Plan Review.
- Rules & Regulations Governing the Subdivision of Land Town of Wareham, Massachusetts Planning Board dated March 2013;
- 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.

Site Plan & Drainage Calculations

3. Issue resolved, no further comment.
7. Issue resolved, no further comment.
10. Issue resolved, no further comment.
20. Issue resolved, no further comment.
23. Catch basins shall be spaced along both sides of a street at approximately 400-foot intervals and located at all low points and corners at street intersections. (Subdivision Rules & Regulations, Section VI, §A) The following areas should be reviewed:
 - a. Street Intersection of Road A and County Road;
 - b. Street Intersection of Road A and Road B;
 - c. Street Intersection of Road C and Road D;
 - d. Street Intersection of Road B and Road C;
 - e. Issued resolved, no further comment.
 - f. Issue resolved, no further comment.

Additional Comment: A&M acknowledges the applicant's response on the positioning of catch basins noted in comments a through d above. The designer has positioned the catch basins in locations that are viable and should be installed accordingly with appropriate oversight during construction. However, the Subdivision regulations do note the requirement for catch basins at each intersection. The applicant should consider including this as a waiver for the Planning Board to consider. The drainage as proposed is functionality equivalent to structures that could have been installed at each intersection.

Updated Comment: A&M defers the matter to the Planning Board and has no further issue.

30. The project will require a Stormwater Pollution Prevention Plan during the construction period to control sediment, ground erosion, and wind-blown erosion. The SWPPP should be maintained onsite at all times and reports made available to the Town if desired by the Planning Board.

Additional Comment: *The Planning Board may wish to consider a condition requiring a submission of the SWPPP for record at the time of submission to the EPA under the NPDES program and that all inspection reports can be made available to both the Planning Board and Conservation Commission as required.*

Updated Comment: The applicant is amenable to the condition as suggested. A&M defers the matter to the Planning Board and has no further issue.

Additional Comments

33. Issue resolved, no further comment.
34. Issue resolved, no further comment.

Statement on Waivers

A&M offers the following comments on the requested waivers for consideration by the Planning Board.

3. A waiver from installing concrete curbing on both sides of the road. Concrete curbing is proposed only in the location where the sidewalk is adjacent to roadway. For the remainder of the streets, a cape cod berm is proposed along both sides of the road. (Section VI.H).

Cape cod berm curb is less durable than concrete curbing and is susceptible to damage during plowing. Section VI.H allows for the use of berm curbing where grades, curves or traffic justify their installation. The information provided offers no justification of bituminous curbing. A&M would recommend the applicant justify the request to aid the Board in consideration.

Additional Comment: The applicant denotes this waiver has been removed and they intend to utilize concrete curb adjacent to sidewalks and bituminous throughout. Section VI.H. allows bituminous curb when "in the judgement of the Planning Board, because of grades, curves or traffic, their installation is warranted." While a waiver for bituminous is not required, A&M defers to the Board's opinion on the use of this curb type throughout the subdivision.

Updated Comment: A&M defers the use of curbing to the Planning Board.

Relationship to Other Permits

The Wareham Conservation Commission has issued an Order of Conditions as of March 20, 2024. Issues under this permit have been resolved.

Given the revisions submitted by the applicant, A&M has no further technical issues on the materials as submitted and defers to the Planning Board for further action.

Very Truly Yours,

ALLEN & MAJOR ASSOCIATES, INC.

Philip Cordeiro, PE
Branch Manager