

April 19, 2024

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

**Re:** Initial Peer Review  
Grace Lighthouse Church  
Special Permit/Site Plan Review  
PB Case 4-24  
2703 Cranberry Highway  
Wareham, MA

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Dear Chair King and Members of the Planning Board:

In accordance with our contract to conduct a peer review of the Grace Lighthouse Church's Special Permit/Site Plan Review at 2703 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.

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

- Plans entitled "Grace Lighthouse Church 2703 Cranberry Highway Wareham, MA 02571 prepared for Grace Lighthouse Church prepared by Coastal Engineering Company, Inc. dated January 30, 2024".
- Stormwater Report for Grace Lighthouse Church 2703 Cranberry Highway Wareham, MA 02571 prepared for Grace Lighthouse Church prepared by Coastal Engineering Company, Inc. dated January 29, 2024.
- Cover Letter prepared by Coastal Engineering Company, Inc. dated February 20, 2024.
- Special Permit/Site Plan Review Application, Checklists, abutters list, denial letter from the building department and Site Plan Review Application Narrative prepared by Coastal Engineering Company, Inc., Supplement Narrative prepared by Crawford Land Management dated January 30, 2024 and photometric/lighting cutsheets.

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 6: Density and Dimensional Regulations
  - Article 7: Design Standards and Guidelines
  - 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 in the Commercial General (CG) District and is subject to Article 7: Design Standards and Guideline, subsection 760 Design Standards & Guidelines for Commercial Districts. The design engineer should review the applicable section and provide an outline on how the proposed project meets the standards and guidelines.
2. The design engineer should provide an Impact Statement in accordance with Section 1534 of the Zoning By-Laws. None was provided.

### **Site Plan & Drainage Calculations**

3. The design engineer assumed "Poor" 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 "Poor" groundcover.
4. The design engineer should review the contributing area being directed towards the proposed LRB-1. The proposed stormwater management system has a grated inlet and is in the flow path of the proposed swale. Proposed watershed 1 appears to be directed into LRB-1 but is not modeled that way in the HydroCAD. The design engineer should provide clarification and/or provide additional spot grades.
5. The proposed grass channel/drainage basin identified as LRB-2 does not appear to have sufficient freeboard. The HydroCAD report notes the 100-yr elevation at 99.4 and the berm is at elevation 99.5. The design engineer should review the proposed stormwater management system and adjust accordingly to provide a minimum of 1-ft of freeboard.
6. The design utilizes a "grass channel" but is wholly contained within the infiltration basin being utilized for storage. The TSS removal credit sought for the channel would not be applicable in this instance. The engineer should document how the TSS removal credit is met, as well as the required 44% pre-treatment removal for rapidly infiltrating soils.
7. Pond 2P-LRB-2 of the design denotes the use of an overflow weir at elevation 99.4. It is unclear where this overflow is located and how it is intended to function. This should be clarified.
8. Pond 2P-LRB-2 utilizes storage volume within the parking lot from elevation 99.0 – 99.5. It is unclear where this is intended. The applicant should clarify the design intent or adjust the HydroCAD routing accordingly.
9. An emergency apparatus swept path analysis plan is required depicting emergency response vehicles of the Town of Wareham.

10. The depth of the parking tray on the southerly side of the building exceeds a distance of 150 feet without a turnaround for emergency vehicles in accordance with NFPA 1 and 527 CMR 18 (the Massachusetts Amendments). The site plan should be revised to provide compliance with NFPA 1.
11. The overflow parking lot is intended to be a gravel surface. No detailing is provided on ensuring the edge of the gravel is restrained from sloughing/eroding into the stormwater management areas.
12. A photometric plan has been provided. The plan should denote that all fixtures shall be dark sky compliant. Additionally, the narrative should outline the operational hours of the lighting.
13. The application does not provide any narrative on anticipated traffic conditions. Given its use as a church, parishioners would tend to arrive and depart in bulk quantities. The impact of this on Route 28 and the anticipated services scheduled should be identified.
14. The project will require a permit from MassDOT for the geometric modifications to the entrance.
15. The landscape plan provides species located within the sight distance triangle at the entrance. The placement of these trees should be reevaluated. Further, a note should be added to the plans that the sight distance triangle is to be kept free of vegetation and other obstructions over 2.5' in height and not to be used for snow storage/snow plowing.
16. The site design anticipates using gravel as the substrate for the parking surfaces. Given that parking striping is proposed, the striping will wear away routinely. A statement should be provided that the striping shall be maintained regularly.
17. The septic design shown will require a separate permit from the Wareham Board of Health.

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