



Town of Wareham Planning and Community Development

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Kenneth Buckland, Director
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June 14, 2023

TO: Wareham Zoning Board of Appeals

FROM: Wareham Planning Board

RE: Comments on Site Plan Review Referral, Petition # 21-23, Angela McKeown

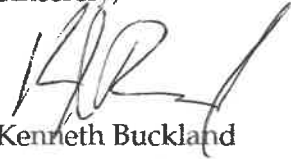
The Planning Board met on June 12, 2023 to review the plans for the above referenced project, as referred to their Board. They were disappointed in the proposed layout and design and have the following comments and criticisms:

- The site is located in the WV-2 zoning district, which is intended to be primarily higher density residential with some commercial use; such as professional offices. The number of units proposed on the site is in keeping with the zoning. However, the problems seen by the Planning Board result from a design prototype that does not accommodate the higher density proposed at the site.
- The project design does not conform to section 820 et al., Multiple Family residential development in the Wareham Zoning Bylaws; particularly section 827. There are no sidewalks proposed, but a new driveway entrance on to Main St is proposed, right across the street from the highly trafficked CVS/Dunkin Donuts shopping center, setting up the serious potential for pedestrian versus vehicle, and vehicle versus vehicle, conflicts.
- Very few dimensions are noted on the plan, but the garages are too small for two spaces, as spaces are specified under Article 9 of the Wareham Zoning Bylaw. This puts the second car out on the driveway apron, with no room for visitor parking. No visitor parking is provided for the center building, as well.
- We assume that no ADA units are being constructed, because no ADA parking is provided. This should be clarified.
- The egress onto Main Street is a problem for several reasons. It breaks through a granite block stone wall that is an historic and esthetic character element for Main Street. It requires substantial grading [not shown] and presumably retaining walls that will substantially change the site esthetics as a detriment. It will cause a cascade of stormwater to runoff down the driveway and out into the busy street [Main Street], causing a serious hazard. It will be subject to icing and dangerous slippery conditions in the winter. We recommend the Town's engineer consultant report on the project.
- The Fire Dept. has not yet commented on this plan, but we feel that those comments will require modifications to the plan.
- There is very little open space for children or adults on the site. State housing programs typically require 450 sf of usable open space per unit. This amount of usable area is not available on the plan.
- While the design of the new duplex buildings is generally acceptable, they come with several problems. The size of the garage was already mentioned. In addition, the two color scheme on the façade is not in character with the neighborhood, and the side walls present a blank wall to the neighbors which is also not in character with the neighborhood. Without going up in stories, the building layout takes up space on the property that doesn't allow for a well-organized or designed site.

In summary, the Planning Board recommends the submission of grading and dimensions for further review. In addition, obtaining the reports of the Fire Dept. and the town's consulting engineer is recommended.

These are the initial comments of the Planning Board. The Board is ready to respond to any questions or comments in return.

Sincerely,

A handwritten signature in black ink, appearing to read 'KB', is written over the typed name.

Kenneth Buckland
Director of Planning

cc: Wareham Planning Board