

SITE PLAN REVIEW APPLICATION

TOWN OF WAREHAM PLANNING BOARD

246 Marion Road
Wareham, MA 02571

February 11, 2022

PREPARED FOR:

246 Marion Road
7 Fieldstone Lane
Marion, MA 02738

PREPARED BY:



JC ENGINEERING, Inc.
Civil & Environmental Engineering
2854 Cranberry Highway
East Wareham, Massachusetts 02538
Ph. 508-273-0377 – Fax 508-273-0367



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February 11, 2022

Town of Wareham
Planning Board
54 Marion Road
Wareham, MA 02571

RE: Site Plan Review Application for
246 Marion Road, Wareham

Dear Board Members,

On behalf of the applicant, 246 Marion Road, LLC, please find enclosed a Site Plan Review Application accompanied by supporting design drawing entitled “Proposed Site Plan located at 246 Marion Road, Wareham, MA” dated February 11, 2022 (Plan) for your review and approval. This property is shown as Lot 1010 on Assessor’s Map 56. This property is currently developed with a 75-seat restaurant, paved driveway, and gravel parking areas. The applicant would like to expand the paved driveway to service the existing restaurant. The expanded parking lot will service multiple purposes. First, the informal gravel parking areas will be eliminated and replaced with a paved driveway and parking spaces that will provide for safer vehicular travel. Second, the existing parking spaces located adjacent to Marion Road will change to parallel parking spaces to eliminate the encroachment of vehicles into the State Highway Layout of Route 6. Currently, the front of the vehicles parked adjacent to Marion Road are obstructing the south facing views of vehicles exiting Brown Street. Changing to parallel parking adjacent to Marion Road will required the relocation of 9 existing parking spaces. Lastly, the expanded paved driveway will provide adequate paved access to all sides of the structure for emergency vehicles. Due to the increase in stormwater runoff, the attached drainage analysis demonstrates the Stormwater Management System will capture, treat, and infiltrate runoff up to and including a 100-year storm event.

Site Plan Review

Impact Statement

Water and Sewer System

This project involved the expansion of a paved driveway to service the existing use. Although this structure is connected to town sewer and town water, there are no anticipated increases in sewer or water usages as part of this project.

Fire and Police Protection

The proposed driveway has been sized to adequately allow emergency vehicles to access all sides of the existing restaurant. The existing paved and gravel parking areas will be replaced with an expanded paved driveway with an appropriate drainage facility to aid in access and safety for the vehicles and pedestrians utilizing the parking areas. There is a detail shown on the Plan of the anticipated access path for the Wareham Fire Truck. A fire hydrant currently exists approximately 124 feet southerly from the driveway entrance on Marion Road, therefore being in close proximity for fire protection.

Schools and Parks

This is an existing commercial development, therefore, no additional residences are proposed that may impact the student population or existing park uses.

Traffic and Pedestrian

There will not be an adverse impact to the traffic and pedestrian movement from the proposed project. The project is located directly on a State Highway (Routes 6) and does not include the expansion of the restaurant. The purpose of this project is to formalize and expand the parking areas for the existing use. The development of a formalized parking lot will increase the safety for the restaurant patrons.

Ecology

The property does not contain any wetlands, is not located within a flood zone, and is not located within NHESP Priority or Estimated Habitat. The proposed layout includes a vegetated buffer around the proposed parking areas to help provide a buffer to the adjacent properties. This includes the installation of a fence and trees in an area of encroachment near the southeastern boundary of the lot. To account for the increase of surface water runoff being generated by this development, a subsurface drainage system is proposed to ensure the peak rate and volume of runoff for the 2-, 10-, 25-, and 100-year storm events does not exceed existing conditions.

For the reasons stated above, we would appreciate your favorable vote on the Site Plan Review Application for the expansion of the parking area, which is under the purview of this board.

Respectfully yours,



Bradley M. Bertolo, EIT, CSE
Project Engineer

Cc: 246 Marion Road, LLC

John Foster, Tax Collector

APPLICATION FOR SITE PLAN REVIEW

Page 1

Applicant: Name: 246 MARION ROAD, LLC

Mailing address: 7 FIELDSTONE LANE, MARION, MA 02738

Telephone: _____

Project: Street & Number: 246 MARION ROAD

Assessor's Map: 56 Lot(s) 1010

Dwelling Units # NONE- CURRENTLY A RESTAURANT

Parking Spaces # 32 TOTAL

Acres: 36,419 S.F. Square Feet Commercial Space: 2,305 S.F.

Briefly describe project: EXPANSION OF A PAVED PARKING AREA

Date: 3/2/22

Signature of Applicant: Brendley Butts on behalf of 246 Marion Rd LLC

SITE PLAN REVIEW CHECKLIST

Plans shall be prepared by a registered architect, landscape architect, or Professional Engineer. 14 complete sets are required with the following information included:

1. GENERAL INFORMATION

- X Developer name, address, telephone number
- X Property owner name, address, telephone number, legal relationship between developer and property owner
- X Date of application
- X Statement briefly describing project
- X Locus map (1" = 2,000')
- X Location of property to surrounding area (this plan shall show at a scale of not less than 1" = 100' the general characteristics of all lands within 200' of the proposed site and shall include structures, parking areas, driveways, pedestrian ways and natural characteristics)
- X Zoning district (square feet within each district if more than one district)
- X Total area of project in square feet to include wetland and 100 year flood plain (both in square feet)
- X All contiguous land owned by the applicant or by the owner of the property. At the discretion of the Planning Board photographs of the site at size 8" x 10"

2. EXISTING FEATURES

Plans shall be accurately drawn to a scale of 1" = 20', 1" = 40', or 1" = 100' where practical and appropriate to the size of the proposal and shall show all existing natural, manmade, and legal features of the site. Such plans are to include but not be limited to the following:

- X Tree line of wooded area
- X Individual trees 18" dbh or over
- n/a Bogs or agricultural areas

- X All wetlands protected under CMR 10.02 (1) (a-d)
- n/a Flood plain (100 years) with base flood elevation data
- X Contour lines (2' intervals)
- X General soil types

2b. EXISTING MANMADE FEATURES

- X Vehicle accommodation areas
- X Street, roads, private ways, walkways
- X Curbs, gutters, curb cuts, drainage grates
- X Storm drainage facilities, including manholes
- X Utility lines, including water, sewer, electric, telephone, gas, cable TV
- X Fire hydrants and location of dumpsters
- X Building, structures, and signs (free standing), including dimensions of each
- X Existing light fixtures

2C. EXISTING LEGAL FEATURES

- X Zoning of property (district lines)
- X Property lines (with dimensions identified)
- X Street right of way lines
- X Utility or other easement lines
- X Monuments

3. THE DEVELOPMENT PLAN

The development plan shall show proposed changes in the (a) existing natural features; (b) existing man made features and (c) existing legal features.

The Development Plan shall include:

<u>n/a</u>	Square feet in every new lot
<u>X</u>	Lot dimensions
<u>X</u>	Location and dimensions of all buildings and free standing signs as well as the distances from all buildings to lot lines, streets, or street right of way
<u>n/a</u>	Building elevations (side, front, and back for a typical unit) showing building height and any proposed wall signs
<u>n/a</u>	Location, dimensions, and designated use for all recreation areas
<u>n/a</u>	Location and dimension of all open space; indicate whether open space is to be dedicated to public use or to remain private
<u>n/a</u>	Streets (including street names) which conform to the design standards of the Planning Board's Rules and Regulations Governing the Subdivision of Land
<u>X</u>	Curbs and gutters, curb cuts, drainage grates
<u>X</u>	Drainage facilities including manholes, pipes, drainage ditches, and retention ponds
<u>n/a</u>	Sidewalks and walkways showing widths and materials
<u>n/a</u>	Outdoor illumination with lighting fixture size and type identified
<u>X</u>	Utilities; water, sewer, electric, telephone, gas, cable TV
<u>X</u>	Fire hydrant location
<u>X</u>	Dumpster (trash collection facilities)
<u>X</u>	New contour lines resulting from earth movement (at 2' intervals) and indications of types of ground cover and other precautions to stabilize slopes
<u>X</u>	Vehicle parking, loading, and circulation areas showing dimensions
<u>X</u>	Proposed new plantings by size and location or construction of other devices to comply with screening and shading requirements

4. IMPACT STATEMENT

In order to evaluate the impact of the proposed development to Town services and the welfare of the community, there shall be submitted an impact statement in two parts.

- ☒ All applicable Town services including but not limited to schools, sewer services, water systems, parks, fire, and police.
- ☒ The roads in the immediate vicinity of the proposed development (including an estimate of both peak and average daily counts)
- ☒ The ecology of the area within the site and any significant off-site impacts

Part Two shall describe what actions have been taken to mitigate the impacts described in Part One

This application constitutes the applicant's willingness to work under the Town of Wareham's Zoning Bylaws. Any errors or omissions from this checklist or the Zoning Bylaw may result in the application not being placed on a Planning Board Agenda or denial of the Site Plan.

Site Plan Review Application Checklist

Note to Applicant(s): The following checklist serves as an instrument to help ensure that all necessary information and materials are submitted with the application for Site Plan Review. Please verify that all related items listed below have been accounted for in your submission. (Refer to Article 15 of the Zoning By-Law of the Town of Wareham, Massachusetts, adopted October 2004).

Name of site: 246 MARION ROAD Date: 2/11/22

Owner(s): 246 MARION ROAD, LLC

Address: 7 FIELDSTONE LANE, MARION, MA 02738

Telephone Number: _____ Cell Phone: _____

Developer(s): SAME

Address: SAME

Telephone Number: _____ Cell Phone: _____

Relationship between Developer & Property Owner: SAME

Surveyor: JOHN L. CHURCHILL, JR., PLS - JC ENGINEERING, INC.

Engineer: JOHN L. CHURCHILL, JR., PE - JC ENGINEERING, INC.

Architect: _____

Landscape Architect: _____

ITEM	Complete
Application for Site Plan Review – Special Permit filed with Planning Board	X
(14 copies of application and supplementary materials)	X
Application for Special Permit – Residential Cluster Development filed with Planning Board	N/A
(11copies of application and supplementary materials)	X
Copies filed with Town Clerk	X
Filing Fees	X
GENERAL INFORMATION	
Developer Name, address, telephone number	X
Property Owner Name, address, telephone number	X
Date of Application	X
Statement briefly describing project	X
Locus Map (1" = 2,000')	X
Location of property to surrounding area (scale should be no less than 1" = 100') and general characteristics of all lands within 200' of the proposed site including structures, parking areas, driveways, pedestrian ways, and natural characteristics	X

Zoning district (sq. feet within each district if more than one)	X
Total area of project to include wetland and 100 year floodplain (both in sq. feet)	X
All contiguous land owned by the applicant or by owner of property	X
Photographs of site (8" by 10") – at discretion of Permitting Authority	N/A
List of abutters, certified by Board of Assessors	X
<p>Number of dwellings which could be constructed by means of a conventional development plan, considering the whole tract, exclusive of water bodies and land prohibited from development by legally enforceable restrictions, easements, or covenants. This includes:</p> <ul style="list-style-type: none"> Any bank, freshwater wetland, coastal wetland, beach, dune, flat, marsh, or swamp bordering the ocean, any estuary, creek, river, stream, pond, or lake Lake under any of the water bodies listed above; Land subject to tidal action Land subject to coastal storm flowage or slopes in excess of fifteen (15) percent are not to be counted in figuring the number of permissible units of conventional development. 	N/A
EXISTING FEATURES	
(Scale 1" = 20', 1" = 40', or 1" = 100' where practical and appropriate to the size of the proposal) Must include a minimum of the following:	X
<p>1. Existing Natural Features</p> <ul style="list-style-type: none"> a. Tree line of natural area; b. Individual trees 18" dbh or over; c. Bogs or agricultural areas; d. All wetlands protected under 310 CMR 10.01 (1) (a-d); floodplain (100 year) with base flood elevation data; e. Contour lines (2' intervals); f. General soil types. 	X
<p>2. Existing Man-Made Features</p> <ul style="list-style-type: none"> a. Vehicle accommodation areas; streets, roads, private ways, walkways; b. Curbs, gutters, curb cuts, drainage grates; c. Storm drainage facilities including manholes; d. Utility lines including water, sewer, electric, telephone, gas, cable TV; e. Fire hydrants and location of dumpsters; f. Buildings, structures, and signs (free standing) including dimensions of each; g. Exterior lighting features. 	X
<p>3. Existing Legal Features</p> <ul style="list-style-type: none"> a. Zoning of property (district lines); b. Property lines (with dimensions identified); c. Street right-of-way lines; d. Utility or other easement lines; e. Monuments. 	X

DEVELOPMENT PLAN	
Proposed changes to existing natural features, existing man-made features, and existing legal features including the following;	X
• Area of each new lot in square feet;	N/A
• Lot dimensions;	X
• Location and dimensions of all buildings and freestanding signs as well as the distances from all buildings to lot lines, streets, or street;	X
• Location, dimension, and designated use for all recreation areas;	N/A
• Location and dimension of all open space (indicate whether such open space is to be dedicated to public use or remain private);	N/A
• Streets (including street names) which conform to the design standards of the Planning Board's Rules and Regulations Governing the Subdivision of Land;	N/A
• Curbs and gutters, curb cuts, drainage grates;	X
• Drainage facilities including manholes, pipes, drainage ditches, and retention ponds;	X
• Sidewalks and walkways showing widths and materials;	N/A
• Outdoor illumination with lighting fixture size and type identified;	N/A
• Utilities – Water, sewer, electric, telephone, gas, cable TV;	X
• Fire hydrant locations;	X
• Dumpster (trash collection facilities);	X
• New contour lines resulting from earth movement (2' intervals) and indications of types of ground cover and other precautions to stabilize slopes;	X
• Vehicle parking, loading, and circulation areas showing dimensions and layout of parking spaces, travel lanes, aisles, and driveways;	X
• Proposed new plantings by size and location or construction of other devices to comply with screening and shading requirements.	N/A
IMPACT STATEMENT	
Part One: Description of neighborhood and impact of proposed development on all applicable town services including but not limited to schools, sewer service, water system, parks, fire, and police protection;	X
Traffic report of existing and future traffic within and adjacent to proposed development. (Include estimate of both peak and average daily traffic count);	n/a
Analysis of site in regards to wetlands, coastal wetlands, slopes, soil conditions, 100 year flood plain, and other natural features as Planning Board may request;	X
Environmental Impact Assessment Report relating to proposed plan and copy of environmental impact report if otherwise required in order to illustrate the ecology of the area within the site and any significant off-site impacts;	N/A
Evaluation of open land proposed within cluster, with respect to size, shape, location, natural resource value, and accessibility by residents of the Town or of the cluster;	N/A

Part Two: Description of actions that have been taken to mitigate the impacts described in Part One.	X
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**TOWN OF WAREHAM
ANR/SUBDIVISION/SITE PLAN REVIEW FORM**

Check one: ANR _____ Form B _____ Form C _____ Site Plan Review X

Date stamped in _____ Date decision in due _____

Applicant's name(s) 246 MARION ROAD, LLC

Applicant's address 7 FIELDSTONE LANE, MARION, MA 02738

Telephone number _____

Address of property 246 MARION ROAD

Landowner's name 246 MARION ROAD, LLC

Owner's address 7 FIELDSTONE LANE, MARION, MA 02738

Telephone number _____

Contact person _____ Telephone _____

Map # 56 Lot # 1010 Zone MR-30

Date Approved _____ Date Denied _____

Comments (state reasons for denial or stipulations of approval)

Conditions for: _____

RECORD OF PLANNING BOARD PROCEEDINGS AND DECISIONS
Town of Wareham Planning Board

Name of Subdivision or Project: 246 MARION ROAD

APPLICATION: FORM A _____ FORM B _____ FORM C _____
 SITE PLAN REVIEW X OTHER _____

DATE SUBMITTED: _____

DATE DECISION IS DUE: _____

DATE OF PUBLIC HEARING(S): _____

DECISION DATE: _____

DATE DECISION SENT TO TOWN CLERK: _____

DATE APPEALS PERIOD BEGINS _____ ENDS _____

PLANNING BOARD DECISIONS: (yes or no or abstention) if abstaining, appropriate recusal form should accompany decision.

FORM A:

M. Baptiste _____ G. Barrett _____ M. Fitzgerald _____ B. Reed _____
J. Cronan _____ A. Slavin _____

FORM B:

M. Baptiste _____ G. Barrett _____ M. Fitzgerald _____ B. Reed _____
J. Cronan _____ A. Slavin _____

FORM C:

M. Baptiste _____ G. Barrett _____ M. Fitzgerald _____ B. Reed _____
J. Cronan _____ A. Slavin _____

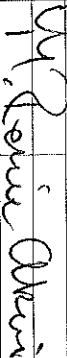
SITE PLAN:

M. Baptiste _____ G. Barrett _____ M. Fitzgerald _____ B. Reed _____
J. Cronan _____ A. Slavin _____

COMMENTS OR STIPULATIONS ON DECISION: _____

STREET NAME PROPOSED AND ACCEPTED: _____

Conditions for: _____

TOWN OF WAREHAM ABUTTERS								
MAP 56 LOT 1010 300'								
OWNER 246 MARION ROAD LLC								
MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE		
59-3	ANDRADE JOHN P JR		257 MARION RD	WAREHAM	MA	02571		
59-4	CRUZ CLEMENTINE S	C/O SHIRLEY CRUZ	253 MARION RD	WAREHAM	MA	02571		
59-5	CRISPIN MICHAEL		251 MARION RD	WAREHAM	MA	02571		
59-7	KIRKLAND MITCHELL V III	KIRKLAND ELEANOR M TRUSTEES	541 MAIN ST	WAREHAM	MA	02571		
59-1002	CANNATA EDWARD N III	CANNATA KAREN J	247 MARION RD	WAREHAM	MA	02571		
56-1015/B	SPINOSA RALPH III	SPINOSA KAREN J	256 MARION RD	WAREHAM	MA	02571		
59-1018	POHL NICHOLAS J	BURR BRITTANY	33 BROWN ST	WAREHAM	MA	02571		
56-1014	BRALEY RICHARD J	BRALEY KERRIE A	254 MARION RD	WAREHAM	MA	02571		
59-1024	TAVARES ARTHUR		64 CREST RD	MUNSON	MA	01057		
59-1017	BARBOZA JACK		233 MARION RD	WAREHAM	MA	02571		
59-1004	MARSHALKA DAVID		29 BROWN ST	WAREHAM	MA	02571		
56-1013	OLIVEIRA BARBARA	C/O HABITAT FOR HUMANITY	PO BOX 1584	MATTAPOISETT	MA	02739		
59-1003	SANTOS TONY J	CABRAL KYLE J	177 HUNTINGTON AVE STE 1700	BOSTON	MA	02115		
59-1005	BISCEGLIA PAUL M & PAUL M JR	BISCEGLIA KEITH TRUSTEES	106 GUNNING PT RD	PLYMOUTH	MA	02360		
56-1022	FRANKLIN HARRY		18 BROWN ST	WAREHAM	MA	02571		
56-1012	TATRO TANYA M	PIRES DEREK J JR	22 BROWN ST	WAREHAM	MA	02571		
56-1023	PATRAS NORMAN J	BRITO-PATRAS PAULA	3 OLD BEAVERDAM RD	WAREHAM	MA	02571		
56-1010	246 MARION ROAD LLC		7 FIELDSTONE LN	MARION	MA	02738		
56-1001/A	SWERCO LLC		20 NORTH PARK AVE	PLYMOUTH	MA	02360		
56-1000/A	UMANO MICHAEL J TRUSTEE	ITW REALTY TRUST	40 LONE ST	MARSHFIELD	MA	02050		
CERTIFIED ABUTTERS AS THEY								
APPEAR ON OUR TAX ROLLS								
AS OF 12/14/2021								
 W. J. Berio								
ASSESSORS OFFICE								
REQUESTED BY								
BRADLEY BERTOLO JC ENGINEERING, INC								
508 273-0377								
BBERTOLO@JCENG.ORG								



TIMS POINT ROAD

HATHAWAY STREET

WOODVILLE WAY

WINDSOR DRIVE

MARION ROAD

CROMESET ROAD

MARION ROAD

BROWN STREET

BROWN STREET

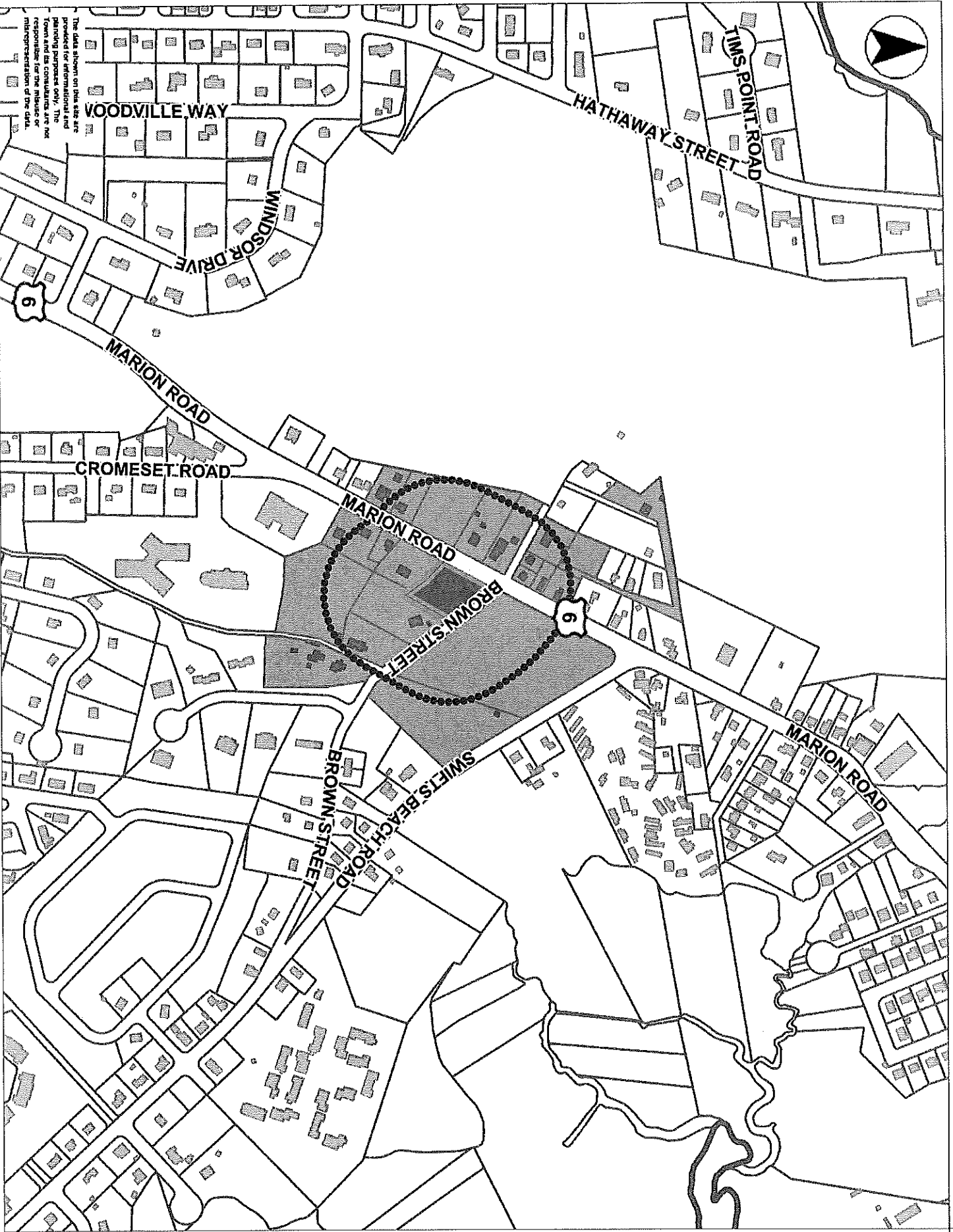
SWIFT'S BEACH ROAD

MARION ROAD

0 640 1280 ft

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MapOnline by PeopleGIS



- MA Places
 - Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
- Buildings
- Parcels
- Town Boundary
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Streets
- Bathymetry
 - 0-5 ft
 - 5-10 ft
 - 10-15 ft
 - 15-20 ft
 - 20-30 ft
 - 30-40 ft
 - 40-50 ft
 - 50-60 ft
 - 60-70 ft
 - 70+ ft
- Abutting Town Labels
- Abutting Towns