

SITE PLAN REVIEW APPLICATION

For

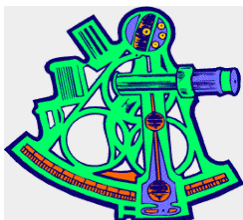
386 Main Street
Wareham, MA

March 21, 2023

Prepared For:

Angela Mckeown
484 Liberty Street
Rockland, MA 02370

Prepared By:



JC ENGINEERING, INC.

Civil & Environmental Engineering

2854 Cranberry Highway

East Wareham, Massachusetts 02538

Ph. 508-273-0377—Fax 508-273-0367

386 MAIN STREET

WAREHAM, MA

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1. Project Overview

The project site is known as 386 Main Street and is shown as Lot 1079 on Wareham Assessors Map 61. The lot consists of 41,005 square feet of land and is currently developed with a residential 4-family structure. The entire property generally slopes towards Main Street where there is an existing retaining wall dividing the front of the property from the roadway. The property is abutted by residential properties to the northwest and southeast and is abutted by Main Street to the northeast and a right of way leading to High Street to the southwest.

The proposed project includes the construction of 5 new duplex structures with associated parking, grading, and utilities. A paved driveway will be provided, and the existing retaining wall will be reconstructed to allow direct access off Main Street. Grading has been designed to minimize significant cuts & fills across the site. Utilities will consist of connections to existing water, sewer, gas, and electric facilities located within Main Street & High Street. Stormwater runoff will be directed to a subsurface drainage system. The proposed development will not disturb any new areas that have not already been previously altered.

2. Impact Statement

Water and Sewer System

The proposed building will be serviced by municipal water and sewer. The proposed gravity sewer service will be connected to an existing sewer lateral from the 12" sewer main that exists in Main Street. The new dwelling units will be serviced by a proposed 6" water main which will be connected to an existing 10" water main that runs adjacent to this property. An existing fire hydrant is located directly in front of and on the same side of the road as this property.

Fire and Police Protection

The proposed 24' wide driveway entrance off Main Street with 20' turning radiuses will provide adequate accessibility for fire and police. The proposed 13'-18' wide aisle widths and circular configuration of the driveway will allow vehicles to easily maneuver throughout the entire site. Each building will have mounted light fixtures that will keep the driveway and parking areas illuminated when visibility is limited due to darkness. This property is located in close proximity to both the Wareham Fire Department and the Wareham Police Station.

Schools and Parks

This proposed development will not create a significant amount of demand on the towns schools and parks and therefore will have a negligible impact.

Traffic and Pedestrians

There will not be an adverse impact to the traffic and pedestrian movement from the proposed duplexes. A single driveway entrance is proposed and has been cited in a location that is over 350 feet from the closets street intersection and is not directly across the street from either entrance to the plaza. Any foot traffic generated by the residence of this development will have access to sidewalks and crosswalks located along Main Street.

Ecology

The property is currently developed with a four-family dwelling that has recently been renovated. The remainder of the site consists mainly of open lawn area. The property does not contain any wetland resource areas and is mapped outside of any flood zones. The proposed residential development is consistent with the surrounding property use. A 6' high fence will be installed around the property where one does not already exist to provide a visual buffer from the abutters of this site. The proposed drainage system is designed so that stormwater runoff leaving the site post-development will not exceed what currently exists. The proposed development also includes the installation of numerous shrubs and landscaped areas.

PLANNING BOARD
TAX VERIFICATION FORM

388 Main Street Realty Trust;

This verifies that Angela Mckeown, Trustee (name of applicant) is up-to-date on the taxes for the property(ies) he/she owns in Wareham. If the applicant is not the current owner of the property that the application addresses, the current owner Same (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.

John Foster
John Foster, Tax Collector

386 Main Street
Map 61
Lot 1079

APPLICATION FOR SITE PLAN REVIEW

Page 1

Applicant: Name: Angela Mckeown

Mailing address: 484 Liberty Street, Rockland, MA 02370

Telephone: _____

Project: Street & Number: 386 Main Street

Assessor's Map: 61 Lot(s) 1079

Dwelling Units # 14

Parking Spaces # 29

Acres: 0.95 Square Feet Commercial Space: _____

Briefly describe project: _____

Existing 4-family dwelling on site; Proposing five 2-family dwellings; Total of 14 dwelling units

Date: 3-21-23

Signature of Applicant:  on behalf of Angela Mckeown

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

- N/A All wetlands protected under CMR 10.02 (1) (a-d)
- X 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>X</u> | Building elevations (side, front, and back for a typical unit) showing building height and any proposed wall signs |
| <u>X</u> | Location, dimensions, and designated use for all recreation areas |
| <u>X</u> | Location and dimension of all open space; indicate whether open space is to be dedicated to public use or to remain private |
| <u>X</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>X</u> | Sidewalks and walkways showing widths and materials |
| <u>X</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: 386 Main Street Date: _____
 Owner(s): Angela Mckeown, Trustee; 388 Main Street Realty Trust
 Address: 484 Liberty Street, Rockland, MA 02370
 Telephone Number: 781-351-2440 Cell Phone: _____

Developer(s): David Field
 Address: 12 Whittemore Ave, Onset, MA
 Telephone Number: 508-400-1717 Cell Phone: _____

Relationship between Developer & Property Owner: Partners

Surveyor: JC Engineering, Inc
 Engineer: JC Engineering, Inc
 Architect: Walter A. McKinnon Associates, Inc.
 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 | |
| (11copies of application and supplementary materials) | |
| 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) | N/A |
| All contiguous land owned by the applicant or by owner of property | X |
| Photographs of site (8" by 10") – at discretion of Permitting Authority | |
| List of abutters, certified by Board of Assessors | X |
| 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: <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. | |
| 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 |
| 1. Existing Natural Features <ol style="list-style-type: none"> Tree line of natural area; Individual trees 18" dbh or over; Bogs or agricultural areas; All wetlands protected under 310 CMR 10.01 (1) (a-d); floodplain (100 year) with base flood elevation data; Contour lines (2' intervals); General soil types. | X |
| 2. Existing Man-Made Features <ol style="list-style-type: none"> Vehicle accommodation areas; streets, roads, private ways, walkways; Curbs, gutters, curb cuts, drainage grates; Storm drainage facilities including manholes; Utility lines including water, sewer, electric, telephone, gas, cable TV; Fire hydrants and location of dumpsters; Buildings, structures, and signs (free standing) including dimensions of each; Exterior lighting features. | X |
| 3. Existing Legal Features <ol style="list-style-type: none"> Zoning of property (district lines); Property lines (with dimensions identified); Street right-of-way lines; Utility or other easement lines; Monuments. | X |

| DEVELOPMENT PLAN | |
|---|-----|
| Proposed changes to existing natural features, existing man-made features, and existing legal features including the following; | X |
| <ul style="list-style-type: none"> • Area of each new lot in square feet; | N/A |
| <ul style="list-style-type: none"> • Lot dimensions; | X |
| <ul style="list-style-type: none"> • Location and dimensions of all buildings and freestanding signs as well as the distances from all buildings to lot lines, streets, or street; | X |
| <ul style="list-style-type: none"> • Location, dimension, and designated use for all recreation areas; | N/A |
| <ul style="list-style-type: none"> • Location and dimension of all open space (indicate whether such open space is to be dedicated to public use or remain private); | N/A |
| <ul style="list-style-type: none"> • 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 |
| <ul style="list-style-type: none"> • Curbs and gutters, curb cuts, drainage grates; | X |
| <ul style="list-style-type: none"> • Drainage facilities including manholes, pipes, drainage ditches, and retention ponds; | X |
| <ul style="list-style-type: none"> • Sidewalks and walkways showing widths and materials; | X |
| <ul style="list-style-type: none"> • Outdoor illumination with lighting fixture size and type identified; | N/A |
| <ul style="list-style-type: none"> • Utilities – Water, sewer, electric, telephone, gas, cable TV; | X |
| <ul style="list-style-type: none"> • Fire hydrant locations; | X |
| <ul style="list-style-type: none"> • Dumpster (trash collection facilities); | X |
| <ul style="list-style-type: none"> • New contour lines resulting from earth movement (2' intervals) and indications of types of ground cover and other precautions to stabilize slopes; | X |
| <ul style="list-style-type: none"> • Vehicle parking, loading, and circulation areas showing dimensions and layout of parking spaces, travel lanes, aisles, and driveways; | X |
| <ul style="list-style-type: none"> • Proposed new plantings by size and location or construction of other devices to comply with screening and shading requirements. | X |
| 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); | X |
| 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; | X |
| 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; | X |

| |
|---|
| Part Two: Description of actions that have been taken to mitigate the impacts described in Part One. |
|---|

| |
|---|
| X |
|---|

**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) Angela Mckeown

Applicant's address 484 Liberty Street, Rockland, MA 02370

Telephone number _____

Address of property 386 Main Street

Landowner's name Angela Mckeown, Trustee; 388 Main Street Realty Trust

Owner's address 484 Liberty Street, Rockland, MA 02370

Telephone number _____

Contact person JC Engineering, Inc Telephone 508-273-0377

Map # 61 Lot # 1079 Zone Wareham Village 2

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: 386 Main Street

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 _____ S. Quirk _____ M. King _____ J. Gleason _____
S. Corbitt _____ C. Schulz _____ A. Slavin _____

FORM B:

M. Baptiste _____ S. Quirk _____ M. King _____ J. Gleason _____
S. Corbitt _____ C. Schulz _____ A. Slavin _____

FORM C:

M. Baptiste _____ S. Quirk _____ M. King _____ J. Gleason _____
S. Corbitt _____ C. Schulz _____ A. Slavin _____

SITE PLAN:

M. Baptiste _____ S. Quirk _____ M. King _____ J. Gleason _____
S. Corbitt _____ C. Schulz _____ A. Slavin _____

COMMENTS OR STIPULATIONS ON DECISION: _____

STREET NAME PROPOSED AND ACCEPTED: _____

Conditions for: _____

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Submission #109

[View](#)

[Delete](#)

Welcome to the website. For Help Documentation & Videos, please visit our [Municipal User Center](#) or, for schools, visit our [Schools User Center](#). **It is recommended you write down the following credentials to login to the User Center - Username: "CivicOpen" and Password: "ClientUser10!"**

[Previous submission](#)

[Next submission](#)

[Print](#) [Resend e-mails](#)

Submission information

Form: [Abutter Request Form - Online](#)
Submitted by Anonymous (not verified)
January 5, 2023 - 11:05am
96.252.77.13

Contact Information

Samuel Iamele (JC Engineering Inc)

Phone Number:
508-273-0377

Email Address:
siamele@jceng.org

Date of Request:
January 5, 2023

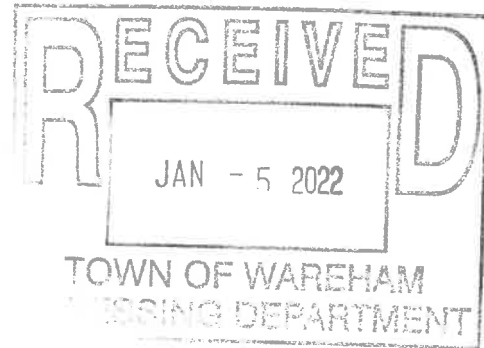
Owners Name:
388 Main Street Realty Trust; Angela McKeown, Trustee

Property Location:
386 Main Street

Map/Lot
Map 61 / Lot 1079

Distance Required
300'

Which Board are you appearing before?
Planning Board



[Previous submission](#)

[Next submission](#)

TOWN OF WAREHAM ABUTTERS

MAP 61 LOT 1079 300'

OWNER AMGELA MCKEOWN TRUSTEE & 388 MAIN ST REALTY TRUST

| MAP & LOT | OWNER | CO-OWNER | STREET ADDRESS | TOWN | STATE | ZIP CODE |
|-------------|------------------------------------|--|--------------------|-------------|-------|----------|
| 61-1078 | HAWKER JUDITH A | | 187 HIGH ST | WAREHAM | MA | 02571 |
| 61-1076 | EACOBACCI JAMES D | | 398 MAIN ST | WAREHAM | MA | 02571 |
| 61-1080 | REED EMMA LOUISE & ROBERT A JR TRS | NELSON PATRICIA L, BACCIOCCHI DEBORA A | 26 HIGHLAND RD | WAREHAM | MA | 02571 |
| 61-1077 | CARTIER & ZINE PROPERTIES & | MANAGEMENT INC | 5 DANIEL RD | LAKEVILLE | MA | 02347 |
| 61-1082 | ROBINSON RAYMOND | ROBINSON PATRICIA | 171 HIGH ST | WAREHAM | MA | 02571 |
| 61-1208 | LOVE EDISON M ET ALS | C/O DENNIS CROWLEY | 388 MAIN ST | WAREHAM | MA | 02571 |
| 61-1079 | MCKEOWN ANGELA TRUSTEE & | 388 MAIN ST REALTY TRUST | 484 LIBERTY ST | ROCKLAND | MA | 02370 |
| 61-1032/1-D | MURPHY MARION | | 425 MAIN ST UNIT D | WAREHAM | MA | 02571 |
| 61-1032/2-F | CUNNIFF STEPHEN M | | 425 MAIN ST UNIT F | WAREHAM | MA | 02571 |
| 61-1032/2-E | BURGESS MARILYN | | 425E MAIN ST | WAREHAM | MA | 02571 |
| 61-1032/2-H | KELLY LYNNE P | | 425 MAIN ST UNIT H | WAREHAM | MA | 02571 |
| 61-1032/1-B | RAEKLIN JODI B | | 425 MAIN ST UNIT B | WAREHAM | MA | 02571 |
| 61-1032/1-C | ELLIOTT PAMELA A | CACHOPA ELIZABETH A | 425C MAIN ST | WAREHAM | MA | 02571 |
| 61-1032/2-G | BRIGHAM FREDERICK G JR | BRIGHAM CAROLANN E | 425 MAIN ST UNIT G | WAREHAM | MA | 02571 |
| 61-1032/1-A | VARRASSO MARGARET | | 425 MAIN ST UNIT A | WAREHAM | MA | 02571 |
| 61-1086 | YOUNG BRIAN J TRUSTEE OF THE | GV YOUNG IRREVOCABLE TRUST | 64 GIBBS AVE | WAREHAM | MA | 02571 |
| 61-1083 | SPARROW PAUL H | | PO BOX 1481 | ONSET | MA | 02558 |
| 61-1033 | WAREHAM MAIN ST ENTERPRISES LLC | | PO BOX 2484 | JUPITER | FL | 3468 |
| 61-1085 | VALLE JOHN E & CAROL A | VALLE CHRISTINE M | 376 MAIN ST | WAREHAM | MA | 02571 |
| 61-1034 | FIRST PATIENT REALTY LLC | | 30 CORNELL ST | NEW BEDFORD | MA | 02740 |
| 61-1084 | KIERNAN RICHARD D | KIERNAN MARY ELLEN | 169 HIGH STREET | WAREHAM | MA | 02571 |

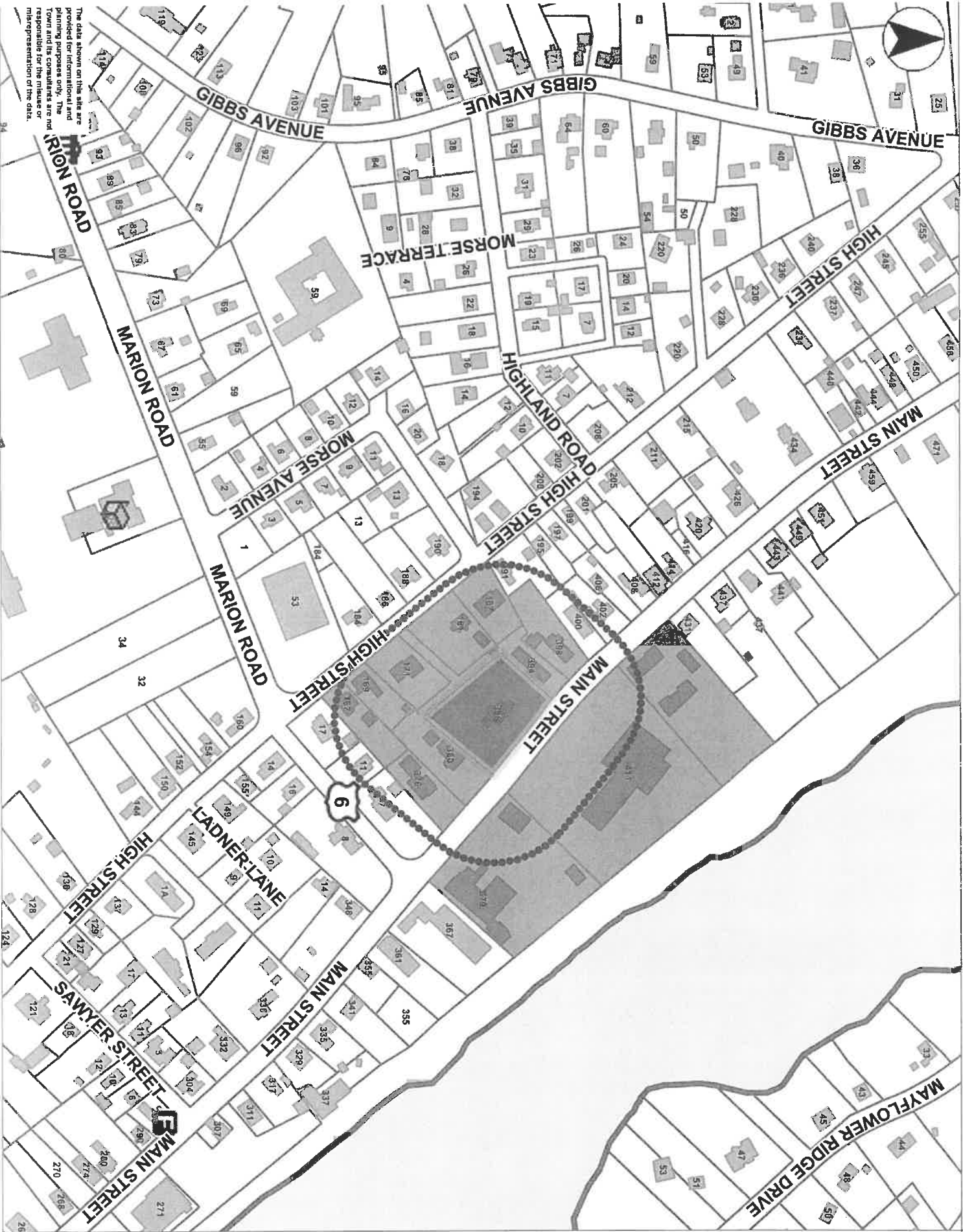
CERTIFIED ABUTTERS AS THEY APPEAR ON
OUR TAX ROLLS AS OF 1/5/2023

Samuel Iamiele
ASSESSORS OFFICE

REQUESTED BY SAMUEL IAMIELE

508 272-0377

SIAMELE@ICENG.ORG



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

400 800 ft

Printed on 01/05/2023 at 01:18 PM

- MA Places
 - Fire Station
 - Police Station
 - Post Office
 - Public Library
 - School
- Buildings
- Parcels
- Town Boundary
- MA Highways
 - Interstate
 - US Highway
 - Numbered Road
- 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