

November 30, 2021

MEMORANDUM

SUBJECT: 39-21 Site Plan Review/Special Permit – Warren QOBZ, LLC – 59 Main Street, Map 47, Lots 1124, 1125, 1126

FROM: Aaron Shaheen
Assistant Town Planner

To: Planning Board

Dear Planning Board,

Summary:

The project consists of a 6500 S.F. restaurant, 26 x 60 open pavilion, and 1500 S.F. commercial office space (Site Plans note the proposed building for office space is 1200 S.F. not 1500 S.F.) in three (3) different structures. There will be access to the site from the North and South side and 46 parking spaces meant to serve the patrons of the marina, restaurant and commercial building. New water, sewer, electric, and gas will be provided to the restaurant and commercial building. The sewer connections to each building will have grease traps as pretreatment measures used prior to connection to the municipal system.

The Applicant proposes a small marina and will not impact the inventory of parks and recreational services. In total, there will be 20-25 employees between the restaurant and commercial building who will work in shifts taking two vehicle trips per day. The ITE Manual of Traffic Generation should be used to determine the total number of trips.

The site is underdeveloped and was previously a lumberyard. It will be improved with new buildings, parking lot, stormwater management systems, and site landscaping. Soils on site are comprised of glacial till (Soil B type) meanings its infiltration rate is moderate and is moderately well drained.

The site borders Wareham River to the East. Surface water runoff from buildings and paved surfaces will be collected, treated, and infiltrated within pea stone trenches and in-ground infiltration systems. Several underground storage systems and infiltrations basins will handle stormwater from the site by adding it back to groundwater.

There are wetland resources on the site consisting of the floodplain and River. A notice of intent will be filed with the Conservation Commission for review and will be used to determine compliance with the Wetlands Performance Standards for Site Plan Review.

General Comments:

Ramp Access

A boat ramp access is located along the East side of the site. If the ramp is used for boat access, the loading specifications will be different for structures on the site. Does the HS-20 load design, as noted on the Site Plans for the subsurface stormwater infiltration system, consider this possible use?

Lighting

All lighting outdoor lighting must comply with **Section 1243.1 & 1243.2** of the zoning bylaws.

Zoning Bylaw: Section 1243 - Lighting

1243.1 Any luminaire with a lamp or lamps rated at a total of more than 2,000 lumens shall be of fully shielded design and shall not emit any direct light above a horizontal plane passing through the lowest part of the light emitting luminaire.

1243.2 All luminaries, regardless of lumen rating, shall be equipped with whatever additional shielding, lenses, or cutoff devices are required to eliminate light trespass onto any street or abutting lot or parcel and to eliminate glare perceptible to persons on any street or abutting lot or parcel.

Request: *Lighting specifications should be included in the submittals.*

Parking Spaces

The Applicant proposes 46 parking spaces for the site. The commercial building and restaurant will have 20-25 employees working in shifts. **Section 921** of the zoning bylaws requires the restaurant to have one space per five seats, 0.5 spaces per slip for marinas, and 1 space per 300 S.F. for business/retail >1000 S.F. The Site Plans note the restaurant requires 30 parking spaces, the marina requires 12 parking spaces, and the business/retail building requires four parking spaces, which comply with the zoning bylaws. If the business/retail buildings is 1500 S.F. as noted on the application, the Applicant would be required to have five parking spaces making the overall parking design not in compliance. Also, the application notes the same building is a commercial office space while the Site Plans note it is a business/retail space. An office space and a business/retail space have different specifications for parking (office spaces require one space per 250 S.F.). The use and size of the building must be clear on the application and the Site Plans. Finally, the Applicant proposes a pavilion with a use that has not been determined. Does the amount of parking spaces accommodate for the additional use and capacity of the site?

Compliance with Zoning Bylaws:

A. Zoning Bylaw: Section 1031 – Landscape Architect

For new projects or expansions exceeding five thousand (5,000) square feet of non-residential development or more than three (3) multi-family dwelling units, the landscape plan shall be prepared by a registered landscape architect whose seal shall appear on the plan.

Findings: *Sheet 7 is not stamped by a landscape architect.*

Request: Landscape plans must be stamped by a landscape architect.

B. Zoning Bylaw: Section 1601.3 – Sightlines

Sight triangles shall include the area on each street corner that is bounded by the line which connects the sight or “connecting” points located on each of the right-of-way lines of the intersecting street. The planting of trees or other plantings that would obstruct the clear sight across the sight triangle shall be prohibited.

Findings: *Grading on the site creates a steep slope at the northern driveway access to the site along with reduced sightlines from the installation of the landscape buffer adjacent to the road.*

Request: Sightlines should be included with the Site Plans to ensure safety leaving the property.

C. Zoning Bylaw: Section 1544 - Pedestrian Circulation

Findings: *There is no proposed sidewalk adjacent to the road on the frontage of the lot.*

Request: Sidewalks run along Main Street on both of the abutting properties. The Applicant should include pedestrian pathways making a continuous connection along Main Street or through the property and back to Main Street. If the Applicant decided to place a pedestrian pathway along Main Street, they must comply with **Section 1061.2** of the zoning bylaws, which requires a 10-foot landscape buffer for parking lots abutting a road *exclusive of sidewalks*. Landscape buffers are not required between commercial uses; i.e. British Landing, and open spaces; i.e. Besse Park, which could be the location option for a pedestrian pathway through the middle or far side of the site, so it would not run beside the adjacent road. This pathway would have to be designated by easement and signed accordingly.

D. Zoning Bylaw: Section 1545.2 Parking

Parking areas shall be designed so that sanitation, emergency, and other public service vehicles can serve such developments without backing unreasonable distances or making hazardous turning movements

Findings: *There have been no comments by the Fire District, yet.*

Request: *The Applicant should have their Site Plans reviewed with the Wareham Fire Department to ensure the property is designed for safe emergency vehicle access.*

Conclusions:

The Applicant should include more detail regarding:

- **Pedestrian Pathways**
 - Addition of pedestrian pathways along the portion of the property that is adjacent to the street or through the site that makes a connection to the sidewalks next to the abutting lots.
- **Sheet 7**
 - The landscape plan must be stamped by a landscape architect.
- **Sightlines**
 - Sightlines should be included on the Site Plans to ensure safe access and departure from the property.
- **Emergency Vehicle Access**
 - Review with the Wareham Fire Department that the lot is designed for safe emergency vehicle access.
- **Lighting**
 - Need to show how outdoor lighting will comply with Section 1243.1 & 1243.2 of the zoning bylaws.

Questions:

- **Boat Access**
 - Will the boat access ramp be used after construction of the site?
- **Parking Spaces**
 - Do the proposed parking spaces accommodate all uses and size requirements for buildings at the site?