***Charles L. Rowley, PE, PLS***

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July 13, 2022

Town of Wareham Board of Appeals

Memorial Town Hall

54 Marion Road

Wareham, MA 02571

  Re: Rojo Car Wash

 4 Tow Road

Attention: Nazih Elkallassi, Chairman

Dear Chairman Elkallassi:

 I have reviewed the revised site plan for the above referenced project prepared by Bohler Engineering dated and revised through July 11, 2022 and submit the following for your consideration:

1. Responses to my comments of June 16, 2022 have been received and follow-up conversations have been had with the applicant’s engineer on two occasions as well as e-mail correspondence regarding additional questions that came up during those conversations.
2. The plans have been revised to reflect changes based on the June 11 letter and with additional changes made as a result of the conclusions reached during the telephone conversations. Some items are still in need of final approval and are listed below as recommendations to the Board of Appeals.

Recommendations

The site plan is recommended for approval under Site Plan Review with the following conditions:

1. Soil tests and elevations are scheduled for July 22, 2022. Final test results and data are to be provided for review showing that there is no need for revisions to the site plan,
2. Existing conditions elevations shall be taken along Tow Road in the vicinity of the proposed entrance and incorporated into the site plan to show that the proposed entrance grades provide a distinct gutter line and separation to Tow Road runoff,

3. That the Sewer Department approves of tire wash effluent being transmitted to the sanitary sewer based on the technical information provided.

4. That the Operation and Maintenance Plan documented in the revised Stormwater Report of July 11, 2022 be incorporated in its entirety as a requirement of the Special Permit conditions that the Board may approve.

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General Comment

 Previous information was transmitted to the Board via e-mail concerning the stormwater infiltration system that has been designed for the project. My concern that the system does not meet Stormwater Standards has been partially satisfied following discussions and the recalculation of the way that the system is intended to operate.

 However, the design would not be my first choice given that much of the total suspended solids (TSS) reduction takes place within the subsurface isolation chambers where routine maintenance will require interior jetting and suctioning of sediment to keep the chambers operational.

 That is the reason for recommendation 4 above regarding the Operation and Maintenance Plan which provides specific direction on how the system is to be maintained for the long term.

 Please feel free to contact me if you have any questions.

Very truly yours,

Charles L. Rowley

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Cc Board Members

 Ken Buckland, Town Planner

 Monique Baldwin, Asst. Planner

 Luke DiStefano, Bohler Engineering

 Robert Perry, Esq.