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

Consulting Engineer and Land Surveyor

## 5 Carver Road Tel: 508-295-1881

**PO Box 9 Cell: 508-295-0545**

# West Wareham, MA 02576 E-mail: [crsr63@verizon.net](mailto:crsr63@verizon.net)

October 26, 2021

Town of Wareham Board of Appeals

Memorial Town Hall

54 Marion Road

Wareham, MA 02571

Re: Site Plan Review for

238/240 Sandwich Road

Crossroads Care Center

Attention: Nazih Elkallassi, Chairman

Dear Chairman Elkallassi:

I have reviewed the latest plan submittal from JC Engineering dated as revised through October 11, 2021 and have the following comments:

Plans

Sheet 3

1. This sheet now shows a cement concrete apron connecting Plymouth Road to the paved 20’ wide driveway of the project. From the existing grades of Plymouth Road and the proposed grades of the apron, the runoff needs to be separated so that Plymouth Road runoff does not enter the site.

The apron has always been on the plan. The H-20 loading specification was requested by the WFD and noted accordingly.

1. The plan should be verified with the Wareham Fire Department to show that the reverse turn from the site to Plymouth Road can be accomplished.

See letter dated 10/8/21. Responses to site plan requests filed with the ZBA by WFD. The turn can be accomplished.

1. No details of the concrete section are shown in the detail sheets to show the base material or the type of reinforcement to be used or where it will be in the section. A thicker section may be required to sustain heavy vehicle loads.

H-20 loading is an American Association of State Highway Transportation Officials (AASHTO) specification. H-20 Loading is a performance specification.

Sheet 4

1. A one-foot high segmented wall now blocks half of the entry at the front entrance and with a fence or railing along side.

The segmented wall does not block the entrance. The wall directs pedestrian traffic, in a safe and code compliant manner, to the entrance doors. See response to 10/2/21 comment letter that was submitted to the ZBA regarding this matter.

1. There is still a 7.5% grade (revised from 8%) with associated sheet flow at the more westerly access to Sandwich Road. The last fifteen feet are graded to an average of 5%. This is still an unsafe point of egress onto Sandwich Road.

It is clear that the maximum grade at the point of entrance (i.e. the left side of the entrance/exit) is 3.3%.

1. There are still no sidewalks on the site. It was stated that the last public hearing that the sidewalk on Sandwich Road would be used. But getting there requires one to use the steeper westerly access driveway or the more commonly used driveway access at the easterly end of the site. This continues to be a safety concern also.

All applicable Town, State, and Federal Codes will be met prior to issuance of a building permit.

1. The three-foot wide porous pavement walkway at the rear of the proposed building is not wide enough for convenient pedestrian traffic or for wheel chair use. There is no detail of the porous pavement section.

All applicable Town, State, and Federal Codes will be met prior to issuance of a building permit.

1. The emergency generator is still within fifteen feet of the building and could be easily relocated to a more remote area where noise and exhaust fumes would not be of concern.
2. All applicable Town, State, and Federal Codes will be met prior to issuance of a building permit.
3. The small platform on the northerly side of the building is labeled as “elevated”. Please explain.

The platform is placed higher than the surrounding area.

Re: Site Plan Review for

238/240 Sandwich Road

Crossroads Care Center

Page two

1. The grading near the abutting property of n/f Westgate includes a swale that may impact that abutting lot. Care must be taken to avoid encroachment or allowing excess runoff the enter that site.

The erosion control measure/limit of work line will be established prior to commencement of grading and site work. The proposed grading does include the inclusion of a swale, the center of which is approximately along the property line. There is no introduction of “excess” runoff as suggested by the review Engineer. He is correct in making the obvious comment that care must be taken as to ensure the construction complies with the plan.

Sheet 5

1. The plan shows an electric line and a water line extending from the easterly end of the main building to the maintenance building. Why not move the generator to this location and where it would be the farthest away from the residents? No additional wiring would be needed. It would also make it easier to provide fuel for the generator.

See response to 10/2/2021 letter comment regarding the generator on page 2

Sheet 7

1. The landscape plan shows no seating areas for residents or on-site pathways that connect such that pedestrians would not have to use the vehicle driveways for walking

All applicable Town, State, and Federal Codes will be met prior to issuance of a building permit.

Sheet 9

1. The temporary construction entrance detail should be made 25 feet wide similar to that shown on Sheet 2.

The detail is a standard detail and clearly shows a 20 foot MINIMUM width.

The Site Plan shows a proposed width, for this particular project, to be installed at a 25 width and is shown on the plan.

1. Show the concrete anchor in the Vertical Granite Curb Detail the same as for the Precast Concrete Curb Detail.

The granite curb detail was added as a response to his comment #5 of sheet 8 of 10 in Mr. Rowley’s review letter dated July 17,2021. As shown on the plan, the vertical granite curbing is located only within the State Highway Layout and therefore will conform to State Highway standard specifications and standard detail 106.3.0 as noted. On this detail, the concrete anchor is shown beneath the binder course.

Comments on October 2 Report to the Board

The revised plans were reviewed and compared to the comments of my October 2, 2021 letter to the Board. The following changes to the plans have been made.

Sheet 5 of 11

1. Catch Basin 3A has been modified as recommended and is not a concern.

Sheet 9 of 11

1. Comments 1 and 2 of the October 2 report have been satisfied.

Sheet 10 of 11

1. Comments 1 and 2 of the October 2 report have been satisfied.

No response needed

All other matters contained in the October 2, 2021 review that are not

identified above remain of concern and have not been addressed as of this date.

This statement is incorrect. All matters have been responded to and have been addressed, as they apply to SPR. Some comments were addressed in prior review letters and have been reiterated in this response document.

Stormwater Calculations

The stormwater calculations are in compliance with accepted practice.

Very truly yours,

Charles L. Rowley

Charles L. Rowley, PE, PLS

Cc Ken Buckland, Town Planner

Aaron Shaheen, Asst. Town Planner

ZBA Board members

John Churchill, JC Engineering

Jillian Morton, Attorney

Alan Slavin, ZBA liaison to BOS