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January 1, 2022

Town of Wareham Planning Board

Memorial Town Hall

54 Marion Road

Wareham, MA 02571 Re: Definitive Subdivision Plan Review

Tobia Way at 5 Crooked River Rd.

Attention: Richard Swenson, Chairman

Dear Chairman Swenson:

I have reviewed the application package provided for the above referenced project at 5 Crooked River Road and have the following comments:

General:

1. The deed attached to the application package references an existing subdivision that was done for Robert Brighetti in 1974. The plan of record was recorded in the Plymouth County Registry of Deeds in Plan Book 18, Page 135. The deed indicates that Lot 1022, as shown on the original plan is a right of way. The owner of the right of way and any others claiming rights to it should be identified for the record.
2. The Planning Board should consider the rescission of the subdivision referenced above and should vote to rescind it to avoid one approved subdivision overtopping another. If notice has not been given to those having rights in the previous right of way, it should be done as part of the deliberations.
3. The new plan shows a proposed street layout to be known as Tobia Way and includes Lot 1021 and portions of Lot 1020 and 2022 as shown on the original subdivision. By virtue of this proposal no rights to use Tobia Way are automatically granted to the owner of Lot 1003D (N/F Carr). However, the applicant could grant rights of access for future development of land outside the limits of what is shown.

Therefore, the Board may wish to consider conditioning the project to only that which is shown with no access granted to other properties without returning to the Planning Board for approval.

Plan:

1. The proposed subdivision shows a paved driving surface 12 feet in width with a 1-foot Cape Cod Berm on one side. The grading of the road is such that runoff is collected along the berm. Evidence should be presented to the Board that the Wareham Fire Department considers the 12-foot width sufficient for their purposes.
2. The two paved waterways shown should be re-oriented on an angle with the paved surface that will allow runoff into the paved waterway more directly. A detail of the proposed waterway and rip-rap stone should be shown. Can the waterway closest to Crooked River Road be brought any closer to reduce the runoff onto the public way? Some limited regrading may be necessary in this area.

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1. Show the pavement cross section with two layers of gravel and remove the captions “depth varies” and “ordinary borrow”.
2. Although Section VI, Required Improvements, C,6 of the Rules and Regulations suggest that the gravel specification M1-3.0 Type (A) is allowed, it is not recommended because the maximum stone size is too large. It should be no greater than half the depth of the material (3” or 75mm maximum size in both layers). A confirmation that material used for the gravel base meets the minimum specification of M1.03.0,Type (B) or (C) should be presented at the time of construction.
3. Loam and seed should be labeled with a 4-inch minimum depth.
4. There appears to be some unnecessary regrading of the site between contours 27 and 28. These contours could be brought closer to the pavement which would lessen some of the disturbance.

Requested Waivers

1. Waivers noted as 1 through 5 and waiver 7 need approval from the Board. Since there is no public sewer within 1500 feet of the subdivision no waiver (6) for a connection is necessary.
2. An additional waiver for the pavement width and modified turning area at the end of Tobia Way is required. See Section V, Design Standards, C,3,5 of the Rules and Regulations. It is recommended that the orientation of the turning area be discussed with the Fire Department but that the final orientation be related to Department requirements and the best location for a driveway to Lot 2.

Stormwater Requirements

1. The stormwater requirements appear to have been met with the exception of confirming that abutting properties or ways will not be adversely impacted by the development or a 100-year storm event. See Section V, Design Standards, B,1 of the Rules and Regulations. Additional information is suggested.

Conclusions:

1. As with all subdivision projects the approval must include a covenant to be recorded with the plan with a notation to that effect on the plan. The applicant has the option to post other security as noted in the Rules and Regulations but in either case, the plan should not be signed until the lapse of the 20-day appeal period has been certified by the Town Clerk and the form of security has been approved.

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

Aaron Shaheen, Ass’t Town Planner

John Churchill, PE, PLS, JC Engineering

Jim Munise, BOS Liaison