***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)

January 10, 2022

Town of Wareham Planning Board

Memorial Town Hall

54 Marion Road

Wareham, MA 02571 Re: Bay Pointe Club, LLC

Site Plan Review

Attention: Richard Swenson, Chairman

Dear Chairman Swenson:

I have reviewed the plan submittal for the above referenced project dated December 29, 2021 by Principe Engineering and have the following comments.

Plans

Sheet 2 of 17

1. The plan now shows the limits of the lot that is under consideration for the project.

Sheet 3 of 17

1. The plan shows that the driveway for buildings A and B has been removed from the layout of Bay Pointe Drive.
2. The plan shows open parking spaces that are not in adherence with the requirements of the zoning by-law as noted previously. In addition the parking spaces at the garages for Building B are no longer available and are too short to considered a second space. Are the parallel spaces in front of Building B now to be considered as the second spaces for these units?

Sheet 4 of 17

1. The grading plan should be revised to show the gutter line for runoff at the outside of the parking spaces for Buildings E and F. This will eliminate the potential for ponding water up against the island areas. The grading is shown that way for other portions of the parking. Berms are 4” high at the back edge which could amount to puddles in a number of areas.
2. The grading for the forebay near the last unit in Building E and the first unit of Building F is of concern. Is there any reason why the grading could not be moved further away to allow for some flat grading near those two units and others as well?
3. There is a concern for the forebay area near buildings where there could be a buildup of sediment which may trap surface water. This is exhibited in the large drainage area of Phase I of the project where vegetation has grown in what should be otherwise dry ground. The concern is for areas that might contribute to mosquito breeding areas.
4. The concern for runoff from the 100-year storm being directed toward an off site wetland has been reduced by enlarging the infiltration area. However, the project would be well suited to incorporating subsurface

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infiltration as well so that the large basin would have direct contact with permeable soils. This in turn would allow for better drainage and reduce the possibility of standing water for protracted periods of time.

1. The concern for sediment transport from the parking area between Buildings D and E has been eliminated by incorporating a catch basin and connecting pipe to what is now drainage manhole No. 1 as noted on the plan.
2. It is not clear that the paved waterway between Bay Pointe Drive and Building G will collect any significant amount of runoff given the location of the contours at Bay Pointe Drive and the entrance driveway. Capturing the runoff from the driveway in front of Buildings A and B would be better served with a catch basin and pipe to connect to catch basin No.1 as noted on the plan.
3. The driveway leading to Building A from Bay Pointe Drive extends into the MR-30 zoning district approximately 50 feet. Although a small area is involved, the maximum distance a use or amenity to a use can extend into a more restrictive zoning district is 30 feet. Some adjustment is required.

Sheet 5 of 17

1. The size, length and slope of each sewer line should be shown.
2. Inasmuch as there has been some discussion as to whether Bay Pointe may connect to the existing pump station without modifying the agreement with Bay Pointe Condominiums, further comments on the location of the sewer may be necessary.

Sheets 6 though 10

1. These sheets are devoted to landscape features and are left to the Board for consideration.

Sheet 12 of 17

1. It is assumed that hay bales or silt fence will be used for erosion control through out the project area. No details either are shown except at catch basins or the stockpile area. One type or another should be shown against abutting properties where construction is indicated to take place very near the boundary lines.

Sheet 13 of 17

1. Show the Typical Concrete Curb Detail with cement backing and how it is related to other paved surfaces.
2. Detail the Concrete Sidewalk Detail with 6” reveal.

Sheet 14 of 17

1. Show the Flared End section with stone under and in back of the flared end for a distance of 24 inches.

Sheet 15 of 17

1. This sheet is the detail sheet for landscape sheets 6 through 10.

Sheet 16 of 17

1. Where does the 4” perforated pipe shown in the gravity wall sections discharge to?

Sheet 17 of 17

1. This sheet shows two types of fencing that would be used in connection with the proposed gravity walls. Notations indicate that the fencing would be installed on top of the walls.
2. There does not appear to be a way for the fences to be constructed with sufficient support on the walls that are shown.

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1. There is concern that attempting to attach the fences to the top of the walls could make them unstable or subject to overturning in the event of high winds. A suitable substitute for either the wall or fence locations should be explored.

General:

1. The Board is reminded that the project known as Phase IV is subject to a revised purchase and sale agreement between the Town of Wareham and Bay Pointe Club, Inc. The document should be provided as soon as possible.
2. The Board should consider the density of the project and a modification to the current special permit to allow a density that is different than that of Phases I, II and III.

This completes the review of the information received to date. 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, Asst. Town Planner

Tim Fay, Bay Pointe Club, LLC

Chris Reynolds, PE Bay Pointe Club, LLC

Tom Principe, PE, Principe Engineering

Jim Munise,BOS Liaison