***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 24, 2022

Town of Wareham Planning Board

Memorial Town Hall

54 Marion Road

Wareham, MA 02571

Re: Definitive Subdivision Plan

Maritime Haven, Robinwood Rd.

Attention: Richard Swenson, Chairman

Dear Chairman Swenson:

I have reviewed the latest submittal of the referenced project as provided by GAF Engineering dated January 18, 19, 2022 and the letter to the Planning Board from Attorney Thomas Gay with the following comments:

Recommendations for Approval

I recommend approval of the definitive subdivision plan as revised through January 18, 2022 with the following conditions:

1. That the name of the street not be named Maritime Row due to the conflict with Maritime Drive which is in the Little Harbor Estates subdivision off Great Neck Road. Duplicate street names are generally not accepted for public safety issues.
2. The construction of drainage trenches along the proposed road shall provide direct contact between the stone and the medium sand as noted in the test logs shown on the project plans.
3. The yard drains shown on Sheet 7 of 9 of the plan set shall be installed as noted on the plans. Development of lots where they are located shall include the maintenance of the drains for more sustainable recharge of surface water but may be adjusted for location based on final grading of each lot.
4. The base gravel shown in the cross section for the road on Sheet 8 of the plan set shall be fine graded to a depth of 8 inches below finish surface grade prior to the placement of dense graded material shown in the cross section.
5. Based on the letter of explanation from Attorney Gay, I recommend approval of the force main sewer line location, construction and maintenance subject to the requirements of the Sewer Department.
6. Robinwood Road should be cleared of brush and debris to the extent practicable on the subject property side of the road to improve the movement of traffic. Large trees that enhance the site should be left in place.

Re: Definitive Subdivision Plan

Maritime Haven, Robinwood Rd.

Page Two

1. Inspections for road construction shall be requested from the applicant or the applicant’s designee at least 48 hours in advance. No work shall be covered unless the inspection has been requested and the work approved.
2. Any damage to public ways sustained by construction of the project shall be repaired at the applicant’s expense to the satisfaction of the Director of Municipal Maintenance.
3. The project and the related work are located in an area covered by the Wetlands Act and the Wareham Wetlands By-Law and as such are subject to a filing with the Wareham Conservation Commission.
4. All sheets 1-9 of the plan set are to be considered for approval.
5. Sheet 4 of 9 is the plan to be filed in the Plymouth Registry of Deeds. It should be signed by the Land Surveyor who prepared the plan and should contain a statement that the plan is subject to a separate Covenant to be recorded therewith.

Board Action

1. The Planning Board needs to act on the waiver of the 150-foot lot shape factor of Section 615 of the Wareham Zoning By-Law.
2. The Planning Board needs to vote on all final waivers from the Subdivision Rules and Regulations requested by the applicant.
3. A Certificate of Approval citing the approval of the plan and any conditions the Board votes to adopt needs to be filed with the Town Clerk.
4. After the 20-day appeal period has expired without appeal and is certified on the mylar by the Town Clerk, the Board should sign the Covenant, the original mylar for recording and at least 3 full plan sets for the file.

This concludes the review of the project and recommendations for the Board to consider. Please feel free to contact me if you have any questions.

Very truly yours,

Charles L. Rowley

Charles L. Rowley, PE, PLS

cc. Board Members

Ken Buckland,Town Planner

Aaron Shaheen, Ass’t Planner

David Pichette, Conservation Agent

William Madden, PE, GAF Engineering

Jim Munise, BOS Liaison