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

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 February 17, 2022

Town of Wareham Planning Board

Memorial Town Hall

54 Marion Road

Wareham, MA 02571

 Re: Warren QOZB, LLC

 59 Main Street

 Site Plan Review

Attention: Mike King, Vice Chairman

Dear Vice Chairman King:

 I am in receipt of revised plans dated February 15, 2022 by GAF Engineering for the above referenced project. The plan set consists of eleven sheets with an additional lighting plan dated February 16, 2022.

 The plans have been reviewed together with the response letter from William Madden, PE of GAF Engineering dated February 15, 2022 and I find that all of my concerns for the proposal have been addressed. Therefore, I recommend approval of the site plan with the following recommendations and conditions to be considered for inclusion in a Site Plan Special Permit.

1. The soil tests show that there is a variation on the soil materials on the site. Prior to constructing any of the infiltration systems shown on the plan additional exploratory testing should be done to determine if unsuitable soil is present and to what extent.
2. Unsuitable soil should be removed and should be replaced with permeable materials compatible with the medium to coarse sand found in test holes 2 and 3. In all cases the stone under chambers should be in contact with the latter materials or the replacement material as necessary.
3. A minimum distance of 2 feet should be maintained between the bottom of stone and the high water elevation.
4. The gravel base shown on the pavement cross section shall be fine graded and compacted to a point 8 inches below finish grade prior to placing the 4 inches of dense grade base material.
5. Any damage to the existing surfaces within Main Street shall be repaired to the satisfaction of the Department of Municipal Maintenance at the expense of the applicant.
6. Curb cut permit(s) for new entrances from Main Street are required from the Department of Municipal Maintenance prior to the commencement of work.
7. The project is within areas that are subject to jurisdiction of the Wareham Conservation Commission and as such are subject to approval from the Commission prior to the commencement of work.

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1. The Erosion Control Plan and Stormwater Operation and Maintenance Plan for the project as noted on Page 2 of the plan set be incorporated by reference in the Special Permit.
2. Site work is subject to inspections by the Planning Board and/or its designee with inspections for all stormwater facilities, sewer facilities, site preparation, grading, subgrade and paving of surfaces, sidewalks, curbing, landscaping and other incidental site features as necessary to complete the work in accordance with approved plans. Water main inspections shall be by the Wareham Water Department.
3. Inspections shall be called for at least 48 hours in advance of when the inspection is required. No work shall be covered prior to inspection without notice to the Planning Board or its designee. Failure to provide proper inspection notice may require such work to be uncovered for approval.
4. Any proposed changes to the approved site plan shall be presented to the Planning Board for determination as to whether the change is
5. minor, requiring no further action by the Board,
6. is unsubstantial but requires a modification of the Special Permit without a public hearing,
7. or is substantial requiring a public hearing and modification of the Special Permit.

 This concludes my review of the plans and documents as presented.

Very truly yours,

Charles L. Rowley

Charles L. Rowley, PE, PLS

Cc Board Members

 Ken Buckland, Town Planner

 Aaron Shaheen, Asst. Planner

 William F. Madden, PE

 Jim Munise, BOS Liaison