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 April 19, 2022

Town of Wareham Planning Board

Memorial Town Hall

54 Marion Road

Wareham, MA 02571 Re: Site Plan Review

 3 Kendrick Road

 3 Kendrick Road LLC

Attention: Michael King, Chairman

Dear Chairman King:

 I have reviewed the Site Plan Application package for the above referenced project including the Stormwater Report and site plan dated February 10, 2022 by GAF Engineering and have the following comments.

Plans

Sheet 4 of 10

1. The plan shows two snow storage areas that are against the edge of paving. These areas would be better placed off the pavement where there would be less interference for tractor trailers making turns into the loading dock areas. Some adjustment of the stormwater drainage area may be necessary.
2. The plan shows a section of existing paving from Kendrick Road on the southerly side of the site with new striping. It is my understanding that this old pavement is to be removed and that a new surface will replace it when the new site is done. A note to that effect should be added to the plan.
3. Two saw cuts will be needed in Thacher Lane; one for a sewer connection and one for the new exit. Permits from Municipal Maintenance will be required for these two locations.

Sheet 5 of 10

1. The grading shows that the exit onto Thacher Lane is relatively steep. It is recommended that the drainage emitter for the stone trench roof drain be directed onto the adjacent grassed slope and away from the exit pavement to prevent possible icing conditions during winter months.
2. The grading plan shows that there is substantial volume associated with the stormwater infiltration area. The 100-year storm calculation indicates that there is more than sufficient storage area available that could be modified to accommodate snow storage. It is recommended that the infiltration area be adjusted accordingly.

Sheet 7 of 10

1. A comparison of this sheet with Sheet 3 shows that there is a small section of the landscape buffer at the southeast corner of the site that could be filled in. It is recommended that a series of white pines, staggered in two rows be used to accompany the existing vegetation.

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Stormwater Calculations

1. Calculations for the 2-year, 25-year and 100-year storm events have been completed and show that the appropriate measures have been taken to prevent storm flowage from exceeding pre-development conditions.
2. The calculations include an Operation and Maintenance plan for both construction conditions and for post construction conditions. Due to the type of collection system that is proposed it is essential that care is taken during the construction process to protect the bottom of the infiltration area from sedimentation of the stone trench. This may include but is not limited to temporary runoff collection areas, filter fabric over stone areas or hay bales around the perimeter of the basin.
3. After construction is complete the O & M plan provides for frequent inspection of the entry structures and for the removal of sediment on a regular basis. This is essential for the long-term operation of the system in general.
4. It is recommended that the O & M plan in its entirety be incorporated into any Special Permit approval that the Planning Board may see fit to approve.

Site Lighting

1. Sheet 4 of 10 shows the location of proposed lighting standards in several places around the new pavement. Is there any plan to similarly light the entrance onto Kendrick Road, or to provide lighting in the vicinity of the existing sign?

This concludes the review of the site plan and stormwater report as 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 Planning Board members

 Ken Buckland, Town Planner

 Aaron Shaheen, Asst. Planner

 William F. Madden, PE, GAF Engineering

 Jim Munise, BOS Liaison to Planning Board