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

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 May 5, 2022

Town of Wareham Planning Board

Memorial Town Hall

54 Marion Road

Wareham, MA 02571 Re: 3 Kendrick Road LLC

 Site Plan Review

Attention: Michael King, Chairman

Dear Chairman King:

 I am in receipt of revised plans for the above referenced project. The plans have been updated to April 28, 2022.

 I recommend approval of the site plan with the following conditions.

1. The plan shows two snow storage areas within the pavement. In the event that snow removal is necessary for the operation of the facility during winter months, it must be done so as not to interfere with the proper operation of or cause damage to the drainage facilities shown on the plan.

2. Existing paved areas should be protected against damage from Kendrick Road to the project area due to the operation of heavy equipment in and out of the site. Final paving should include any necessary repairs to existing pavement prior to striping.

3. Plantings in the southeast corner of the site used to fill in the open space buffer shall be kept in good condition and shall be replaced as necessary to provide the continuation of the vegetated 10’ buffer.

4. Due care shall be given during the construction of the site to protect the stormwater infiltration area from sediment and erosion. Any contaminated stone or soils not protected from sediment or eroded soils shall be removed and replaced with clean material.

5. The Operation and Maintenance Plan for the construction phase and for post construction conditions should be incorporated by reference into any Special Permit issued by the Planning Board.

6. That lighting of the site entrance at Kendrick Road is found to be adequate based on the statement that there is a light on an existing utility pole west of the entrance.

7. Based on the cross section of the proposed paved surfaces, the two 6” layers of gravel should be fine graded and compacted prior to the placement of the 4” dense graded crushed stone.

8. No modification of the site plan or changes in details for construction shall be done without the applicant/owner first presenting a proposal for such modification or changes to the Planning Board for consideration. The Planning Board may determine if changes are insignificant or if such changes require a public hearing. In either case a modified Special Permit is required and shall be recorded in the Plymouth County Registry of Deeds.

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9. Inspections for site work construction shall require a minimum of 24 hours’ notice prior to the need for backfill or continuation of the work. No such work shall be backfilled or continued without inspection and approval and may require exposing uninspected work for approval if such inspection notice is not received in a timely manner.

10. The applicant/owner shall request a final inspection in writing to the Planning Board indicating that all site work has been completed in accordance with the approved plans prior to the issuance of a certificate of occupancy by the Inspections Department.

11. No certificate of occupancy shall be granted until a report has been received by the Planning Board that all site work has been satisfactorily completed.

11. The Planning Board may allow for the issuance of a temporary certificate of occupancy for site work not completed, but only after the submission of appropriate security and time needed to complete the work. The Planning Board shall determine the amount and form of security based on the following information submitted by the applicant/owner:

 a. Description of work to be completed,

 b. Estimated cost of work to be completed,

 c. Amount of time required to complete the work

 No temporary certificate of occupancy shall be granted until the final security amount has been submitted and approved by the Planning Board.

 This completes the review of the above referenced project documents. Please feel free to contact me if you have any questions.

Very truly yours,

Charles L. Rowley

Charles L. Rowley, PE, PLS

Cc All Board Members

 Ken Buckland, Town Planner

 Aaron Shaheen, Asst. Planner

 William F. Madden, PE, GAF Engineering