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May 10, 2022

Town of Wareham Planning Board

Memorial Town Hall

54 Marion Road

Wareham, MA 02571 Re: Site Plan Review Report

Eversource Energy, Doty St.

Attention: Michael King, Chairman

Dear Chairman King:

I am in receipt of a set of plans for the above referenced project dated December 3, 2021 and a Stormwater Report dated December 3, 2021 by Shive Hattery, Architects and Engineers. A review of these documents has been completed and is summarized below.

General

1. The project is located in the CS (Strip Commercial Zoning District) and includes the clearing of existing vegetation, construction of a gravel-type parking area and stormwater basin, installation of fencing and landscape features for the site.
2. The Wareham Zoning By-Law requires an impact statement to be included in the submission of documents in accordance with Article 15, Site Plan Review and Section 1534. No impact statement was included with the information provided for review.

a. In particular, an environmental analysis should be provided for current conditions as well as for proposed changes in the project area.

b. Other requirements of the impact statement should also be addressed accordingly, including but not limited to the current use and activities of the site as well as the proposed use and activities anticipated.

c. It should include a statement as to how the project conforms with the intended use for a location in a commercial zoning district.

Landscape Requirements

1. Article 10, Landscape Requirements of the Zoning By-Law require any new projects or expansions of non-residential project over 5000 square feet to be done by a Landscape Architect. See Section 1031 of the By-Law. The project does not appear to comply with this section.
2. The project is subject to the requirements of Section 1040 and 1061.1 of Article 10 as well. It should be demonstrated by photos and/or other means that the project meets these standards.

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Plans

1. The plans show a proposed clearing of an area that is supposedly to be used for the parking of vehicles. The parking area is proposed to consist of 8 inches of 3/4” crushed stone over soils of undetermined type.
2. Reconsideration should be given to the depth and type of stone to be used for surface treatment due to the potential for displacement of the stone during ordinary movement of vehicles and the removal of snow during winter months.
3. The subgrade materials under the stone should be defined to insure appropriate and stable conditions upon compaction.
4. There are no cross-section details of the proposed drainage area that include surface treatment, emergency spillways or soil types for the section.
5. The site plan indicates that an existing fence is to remain in the vicinity of the proposed drainage basin. The fence appears to be encroachment onto abutting property. Will any attempts be made to relocate the fence?

Stormwater

1. On page 6 of the Stormwater Report, it indicates that no soil borings had been completed as of the writing of the report. The results of soil testing and high ground water determination are required. The use of generalized soil maps alone to determine specific site conditions is not acceptable.
2. Projected infiltration rates for runoff control should be compatible with existing site conditions backed up by appropriate testing.
3. The plans show an existing retention area. What is the condition of this retention area and what, if any, is the elevation of surface water?
4. The site plan shows that there is an existing subsurface stormwater system that includes catch basins, manholes and discharge pipe adjacent to the project area that collects runoff from existing roofs and pavement. The discharge point of the pipe appears to be such that flow will be directed toward the new drainage basin. This discharge and the area surrounding it should be included in the drainage areas considered in the stormwater calculations.
5. The calculation for stormwater runoff is in a format that is somewhat different than that which is customarily seen. It is not clear that adjustments were made in the calculations for rainfall intensity beyond the 2-year storm event. Both the 10-year data and 100-year data still show an intensity of 3.4” per hour which is the intensity usually associated with the 2-year event. Please explain.
6. It is essential to know what the expected high ground water levels in the area of the drainage basin are given the wetlands line that shows near elevation 69 on the site plan. The bottom of the proposed basin is shown at elevation 67.5. Normal elevations of the bottom of such basins are 2 feet above high ground water.
7. The pre-construction and post-construction drainage sub-catchment areas need to be better defined for existing and proposed surface treatment.

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This concludes the initial review of the project documents. 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

David Pichette, Conservation Agent

Jeff Rath, PE, Shive Hattery