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November 9, 2020

Town of Wareham Planning Board

Memorial Town Hall

54 Marion Road

Wareham, MA 02571

Re: 150 Tihonet Road PV + ES Project

Site Plan Review

Attention: George Barrett, Chairman

Dear Chairman Barrett:

I am in receipt of revised plans and stormwater calculations for the above referenced project. Plans and calculations are prepared by Beals & Thomas, Inc. and are dated Nov. 3, 2020. The following comments are made with respect to these documents and the requirements of the Wareham Zoning By-Law.

Plans

1. The plans consist of 14 sheets indicating the location of the project, topography, existing site conditions and proposed changes to these site conditions. The project is located in the R-60 residential zoning district.
2. The plans indicate that the trees in the easterly portion of the project would be cut in the 50-foot buffer area. Section 594.1.4 of the Zoning By-Law requires a 50-foot minimum vegetated buffer where the property abuts a residential zoning district. The plan is in violation of this section.
3. The southerly portion of the project abuts an overhead powerline easement that has been cleared for a width of approximately 200 feet. The plan in this area shows an access road 20 feet wide abutting a cleared slope for panel installation. This clearing will be visible from Tihonet Road as viewed across the powerline easement.

It is recommended that the 175-foot wide buffer be included in this area to reduce the visual impact of the large array that will be seen. Tihonet Road at the powerline is at elevation 63 while the slope to be cleared rises to elevation 90 and more.

Section 591 of the By-Law indicates that the purpose is to minimize the impacts on scenic, natural and historic resources. Section 594.1 allows the approving authority to require buffers in excess of 50 feet at its discretion. The elimination of solar panels in this area would cover an area of approximately 2.6 acres and would reduce the number of panels by 0.2%.

1. Why are there two access driveways at the northerly end of the project. See Sheet C-3.1 of the plan set? An internal connection to one of the two would appear to be feasible. Look for ways to screen the direct visual impact of the open roadway to the solar field.
2. Explain the overhead wire connections from the existing powerline easement to the project site as required by Section 593.5 of the By-Law.

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1. The access road grades compute to be 4% for the southerly entrance, 3% for the northwest entrance and 6.7% for the northeast entrance. To properly assess the slope of these roads, a 30-scale plan should be developed for each showing how surface runoff and erosion will be controlled for each one. Minimum buffers should be respected, however the use of part of the expanded buffers could be used as discharge points for storm water if properly screened and controlled.
2. Please explain the need for pipe outfalls for Infiltration Basins 2 and 6. The 100-year storm appears to be effectively controlled within each basin below the top of the rip rap spillway. Why is a point source discharge needed?
3. The cross-connecting pipe for Basin 6 should have at least some pitch to prevent sediment buildup and potential clogging. It is also recommended that each end by protected against small animal entry.
4. As required by Section 595 et sec, an Abandonment or Dismantlement plan should be provided. The cost estimate should be included and should include a provision for assessing the adjustment of cost on a continuing 5- year basis.

This concludes the preliminary review of the plan set and stormwater calculations. Please feel free to contact me if you have any questions.

Very truly yours,

Charles L. Rowley

Charles L. Rowley, PE, PLS

Engineering Consultant to Wareham Planning Board

Cc Ken Buckland, Wareham Town Planner

Planning Board Members,

Jim Munise, BOS Liaison

Stacy Minihane, Beals and Thomas

Jim Kane, A. D. Makepeace Co.