

Reign Car Wash

3013 Cranberry Highway
Wareham, MA

PREPARED FOR

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PREPARED BY



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Introduction

This Impact Statement is provided to support the proposed Reign Car Wash development at 3013 Cranberry Highway, in accordance with Section 1534 of Article 15, Site Plan Review, in the Town of Wareham Zoning By-laws dated May 2014.



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Impacts on Town Services

Schools

The commercial usage will not increase or decrease student enrollment. There will be no impact to the local school system.

Sewer Service

The proposed car wash will discharge approximately 5,600-6,000 gal/day of wastewater to the sewer system. This estimate is based on historical usage at similar developments. Water use records of the former 99-Restaurant that is being demolished on the site show that the restaurant use generated average daily flows of 3,000-3,100 gal/day. Therefore, the project impact is a net increase on the order of 2,500 to 3,100 gal/day. The project proposes to tie into the existing sewer system by re-using the service lateral onsite. No phosphorus or other toxic chemicals will be discharged to the sewer.

The applicant met with the Sewer Commission in April to determine if the nominal increase in wastewater is an issue to be mitigated. The Commission has been studying the capacity of the sewer system downstream from the site, but the study has not concluded.

Water System

The estimated demand for domestic water use is also on the order of 6,000 gal/day and the proposed car wash will recycle and reuse about 50% of the water needed to wash each car.

The project proposes to tie into the existing 2" water main that currently services the property; therefore, utility construction in Cranberry Highway will not be necessary.

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Parks

The commercial use will not generate increase usage of any neighboring parks.

Fire Protection

The project will remove an existing vacant building, and fire access to the new building will be provided in accordance with NFPA 1 Fire Code.

Police

The daily operation of the car wash is not expected to generate need for additional policing above and beyond what is currently part of the Wareham Police Department's daily routine.

The proposed car wash's operational hours will be from 7:00 AM to 9:00 PM.

There will be 2-3 employees on-site at all hours of operation.

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Local Roads

Applicant has submitted a traffic technical memorandum that includes an evaluation of the existing traffic operations and safety; an assessment of future conditions without and with the Project; and an estimate of projected traffic volumes for the Project and its potential impact on future traffic operations in the area. The proposed Project is not expected to have a significant impact on local traffic operations.

Please refer to the Traffic Memorandum.

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Ecology Within the Site

Impervious Surface

The site will reduce the area of impervious surfaces by 23,400 SF including all of the impervious ground cover on the project parcel within the 100 ft. wetland buffer zone associated with Dicks Pond.

Soils, Surface Water, and Groundwater

The project will implement Best Management Practices in stormwater management, implement short- and long-term erosion and sedimentation control strategies, and limit the use of pesticides and fertilizers in the landscaping.

Lighting

Pole mounted area lights will be located at the perimeter of the site. Luminaires are LED light engines with forward throw lights and shields to contain the lighting to within the parcel boundary.

Landscape

The landscape design is scaled to satisfy zoning requirements and utilizes native plant species to minimize irrigation needs. Temporary irrigation will be used to establish plantings; however, no permanent irrigation system is proposed.

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Off-Site Impacts and Mitigation

There are no substantial or notable off-site impacts associated with the proposed car wash project, in part because the site is a reconstruction of a currently developed out-parcel within a larger commercial setting, but also because of implementation of best practices in design and operations.

- › Stormwater peak discharge rates and volume of runoff from the site will be decreased, and water quality will be improved through implementation of site-appropriate stormwater best management practices.
- › It is not anticipated that construction will impact Cranberry Highway except for minor curb realignment needed for the right in, right out driveway. Applicant will attempt to coordinate the driveway improvements with the active highway improvement project that is under construction by DOT.
- › Existing utility services on-site will be utilized to the maximum extent possible.
- › Water use will be minimized by recycling wash water and appropriate pallet of native drought tolerant plant species.
- › The overall net increase in water use and wastewater generation are double that of the existing restaurant use on the site, but still nominal in the context of municipal scale water and wastewater systems that service this area of Wareham.
- › Car wash operations will have minimal impact on intersection operations at the signalized study area intersection, and the site driveway will operate with little delay and negligible queues. In addition, while the proposed site layout should be able to accommodate the anticipated queues, the Proponent will implement standard queue management procedures to ensure that no entering vehicle queues extend back onto Cranberry Highway (Route 6/28).

Applicant proposes no off-site mitigation at this time as the impacts from the proposed use are small to none and do not warrant any mitigation. Applicant is awaiting conclusion of a sewer study to

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determine if the down stream sewer collection system has sufficient capacity during dry and wet weather events to accept net new flows from this project.