



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

April 28, 2022

Ken Buckland
Town of Wareham Planning Board
54 Marion Road
Wareham, MA 02571

RE: 3 Kendrick Road LLC
Site Improvement Plan
3 Kendrick Road
Wareham, MA 02571
G.A.F. Job No. 21-9731

Dear Members of the Planning Board,

We are in receipt of the Engineering Peer Review prepared by Charles L. Rowley, P.E., P.L.S. for the subject project and offer the following reply. The G.A.F Engineering reply is provided for each comment and is as follows:

Plans

Sheet 4 of 10

Comment 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.

Reply: We have evaluated the snow storage area with the site operator and there is no operational issue with the snow storage areas as shown. Considering the northerly most loading area will be used only for deliveries by box truck (no WB-53 trailers) two to three times per month. The southwesterly most loading dock will be used for shipping once per week. Given the infrequent use turning movement conflicts with snow will not be an inconvenience on-site.

Should an extraordinary snow event occur any excess snow will be moved from the site at the expense of the owner.

266 MAIN ST.
WAREHAM, MA 02571

TEL 508.295.6600
FAX 508.295.6634

Comment 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.

Reply: *The existing paved surface at the south side of the site is to remain. The new striping is needed to provide the handicap parking needed to meet the required number of handicap parking stalls; new paving is to be provided from the edge of the saw cut line in an easterly direction. The new pavement is shown shaded on DWG. 4 of 10.*

Comment 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.

Reply: *Informational, will comply with Municipal Maintenance curb cut requirements and trench patch requirements.*

Sheet 5 of 10

Comment 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.

Reply: *The drainage emitter has been relocated as suggested and is located on the level surface at el. 49.0±.*

Comment 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.

Reply: *Refer to reply for Comment 1 Sheet 4 of 10.*

Sheet 7 of 10

- Comment 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.

Reply: *Eastern white pines staggered in two (2) rows have been added to the plan.*

Stormwater Calculations

- Comment 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.

Reply: *Informational.*

- Comment 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.

Reply: *Informational; It is likely the drainage basin will be excavated in phases and the bottom will not be exposed and constructed until the final phases of construction so that the underlying soils will not be clogged with fine textured sediment.*

- Comment 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.

Reply: *Informational will comply.*

Comment 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.

Reply: Informational.

Site Lighting

Comment 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?

Reply: There is no plan to add site lighting at the entrance to the facility. There is a light mounted on a utility pole west of the access drive. The existing sign panels will be exchanged to reflect the new operator at the site. Signage and any illumination will be consistent with the provisions of Article 11, Signs of the Zoning By Law.

Also please find attached revised plans which reflect the above-described modifications.

Please feel free to contact me directly with any questions you may have as we look forward to final completion and subsequent approval of this project.

Very truly yours,
G.A.F. Engineering, Inc.


William F. Madden, P.E.

WFM:lmf

Encl: Revised Plans

cc: Charles L Rowley
Henry DeJesus