



ENGINEERING,
INC.

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February 15, 2022

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

RE: Warren QOZB, LLC – Response to 2nd Peer Review
59 Main Street
Wareham, MA
G.A.F. Job No. 20-9438

Dear Planning Board Members,

G.A.F. Engineering, Inc., on behalf of our client Warren QOZB, LLC, has prepared revised plans dated February 15, 2022 and provides the following responses to the engineering peer review letter dated January 24, 2022, prepared by Charles L. Rowley, P.E., P.L.S.

This letter has been formatted for clarity by listing the review comment first in standard type followed by our italicized responses.

Plans

Sheet 4 of 11

1. The westerly driveway width is only 20 feet wide and the response in the GAF letter suggests that Section 932.3 applies. The issue is not the return radius at Main Street but the width of the approach to the driving lane which is 24 feet wide. Curb radii are sharp and vehicles approaching the entrance while other are leaving will find it difficult to navigate in that area. This is compounded by the parking spaces that are directly opposite the opening. A 24-foot wide access should be required and the radii at the inside of the islands on each side should be made larger.

We have revised the access drive width to 24 feet wide as suggested.

2. The adjustment to the utility pole guy wire location should be cleared with the utility company before construction begins. The guy is located so that it counters the pull from the overhead wires going across Main Street. Changing the angle of the guy could jeopardize safety of the pole.

We have noted a requirement for the contractor to coordinate the location of the guy wire pole with the utility company. The utility pole directs one overhead wire to the dwelling across the street.

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1. The comment regarding the dumpster location is not completely satisfactory with respect to access and how the containers will be emptied. The angle of approach for the outside dumpsters is not easy for the vehicle that will be loading and unloading each unit. No response was indicated for the concrete slab to be of H-20 design if vehicles are to enter that area. Maneuvering a large trash vehicle in that area will be difficult.

We have eliminated one of the dumpsters which improves access to the remaining two. One will be used for cardboard and the other for trash. The concrete slab has been specified as 6" thick, steel reinforced, with 5,000 lbs. concrete and a 12" gravel base. This is more than adequate for H-20 design loads.

Lighting Plan

1. A lighting analysis plan was received and prepared by RAB and dated 1/7/22. The plan shows that there is no significant spillover of light to abutting properties. However, there are no details on the two utility poles that will be installed for height or the type of lighting unit to be included. The details should be included on the plan set.

We have referenced the lighting units on the detail. A light pole and base detail are included on the plan set. A total of 8 light poles and bases all provided on-site.

2. Lighting units should be shrouded to prevent glare to abutting properties or to on-coming traffic on Main Street.

We have requested a new lighting plan from RAB which the fixtures provided are dark sky compliant and equipped with cut-off shields.

Stormwater

1. The stormwater plan is acceptable but is subject to several conditions as recommended in my letter to the Planning Board dated January 10, 2022. They are incorporated here.
 - a. The soil tests show that there is a variation on the soil materials on the site. Prior to constructing any of the infiltration systems shown on the plan additional exploratory testing should be done to determine if unsuitable soil is present and to what extent.
 - b. Unsuitable soil should be removed and should be replaced with permeable materials compatible with the medium to coarse sand found in test holes 2 and 3. In all cases the stone under chambers should be in contact with the latter materials or the replacement material as necessary.
 - c. A minimum distance of 2 feet should be maintained between the bottom of stone and the high-water elevation.

We have no objection to the conditions recommended. Notes have been added to the plans consistent with these conditions.

Construction Recommendations

1. Inspections for site construction shall be requested from the applicant or the applicant's designee at least 48 hours in advance. No work shall be covered unless the inspection has been requested and the work approved.
2. The base gravel shown in the cross section for the road on Sheet 9 of the plan set shall be fine graded to a depth of 8 inches below finish surface grade prior to the placement of dense graded material shown in the cross section.
3. Any damage to public ways sustained by construction of the project shall be repaired at the applicant's expense to the satisfaction of the Director of Municipal Maintenance.
4. The project and the related work are located in an area covered by the Wetlands Act and the Wareham Wetlands By-Law and as such are subject to a filing with the Wareham Conservation Commission. Any requirements of the Conservation Commission that are in conflict with the submitted plans will require a further review of the Planning Board.

1-4 We have no objection to the construction recommendations listed above.

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We look forward to further discussion and approval of this project at the next public hearing. Please contact me directly if you have any questions.

Sincerely,



William F. Madden, P.E.

WFM/jlc

cc: Charles L. Rowley, P.E., P.L.S.
Dave Pichette – Wareham Conservation Commission
Danny Warren
Dan Warren
Mary Healy

Enclosures