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VIA E-MAIL TO Kenneth Buckland kbuckland@wareham.ma.us

March 18, 2024

Mr. Nazih Elkallassi, Chairman
Town of Wareham Zoning Board of Appeals
54 Marion Road
Wareham, MA 02571

Re: Permit: Woodland Cove Apartments Comprehensive Permit
Applicant: Dakota Partners, Inc.
Property: 3102 Cranberry Highway
Request: Notice of Project Change/Insubstantial Modification Request

Dear Mr. Elkallassi and Members of the Zoning Board of Appeals:

This office represents Dakota Partners, Inc., WC Owner LLC, WC 2 Owner LLC, and WC 3, LLC (collectively "Dakota"), the holders of a comprehensive permit, as modified, that the Zoning Board of Appeals ("Board") issued on October 24, 2018 to Dakota to develop a rental apartment project with 174 units ("Project") at 3102 Cranberry Highway, Wareham, MA ("Property").

Dakota is now requesting, as an insubstantial change, that the Board approve the grading plans submitted herewith. The Building Commissioner requested that the Board approve this before he issues Certificates of Occupancy for the three (3) residential buildings and Community Building in Phases 1 and 3 that are now ready for occupancy.

The grading change is de minimis in terms of the area involved being only a small fraction of the total site and approval will simply allow the site construction to be as per Building Code which of course was always intended but was simply not shown on the approved plans. Further, this change actually results in better drainage for the site, which has been calculated by Dominic Rinaldi, P.E. of BSC Group Engineering; see copy of "Stormwater Revisions" dated March 2024 enclosed herewith. The revised plans have been prepared after consultation with the Town's engineering consultant, Phil Cordeiro of Allen & Major Associates, Inc., who attended a site visit to inspect the areas in question along with the Applicant's engineer. The

revised plans submitted herewith are all prepared by BSC Group Engineering and are entitled as follows:

1. Proposed Design for Woodland Cove Phase 1 Buildings E, F & Community Building, revision date 03/15/2024 Sheet C-301;
2. Proposed Design for Woodland Cove Phase Buildings A & B, revision date 03/15/2024, Sheet C-301; and
3. Proposed Design for Woodland Cove Phase 3, revision date 03/15/2024, Sheet C-300.

This Notice of Project is provided pursuant to the provisions of the Chapter 40B Regulations, under 760 CMR 56.05(11)(a), and Dakota requests that the Board determine that the grading revisions set forth in the above materials are insubstantial, in accordance with 760 CMR 56.05(11)(a) and (b) and 760 CMR 56.07(4), and therefore that the submitted plans are approved.

As you know, the Chapter 40B Regulations (under 760 CMR 56.07(4)) set forth guidelines indicating that certain modifications are generally considered insubstantial if they:

1. Do not increase the height of the buildings by more than 10% (no increase in height is proposed);
2. Do not increase the number of units by more than ten (10%) percent (the number of units and the bedroom mix and the floor area of the individual units will not change);
3. Do not reduce the size of the site by more than 10% in relation to a decrease in the number of units (no reduction in the site or decrease in units is proposed);
4. Do not change the building type (e.g., from garden apartments to high-rise) (no change in building type is proposed); and
5. Do not change the type of housing tenure (i.e., from rental to ownership or the reverse) (no change in tenure is proposed).

Since none of the standards set forth in the above guidelines are triggered by the proposed modifications, we request that the Board apply the above guidelines and vote to determine that the proposed modifications are insubstantial.

We request that the Board please place this matter on its Agenda for the March 27, 2024 meeting, with an indication on the agenda that a vote is expected, and that the Board then review the matter at the meeting and vote to determine that the proposed modifications as set forth in this writing and as reflected in the enclosed plan sheets are insubstantial under 760 CMR 56.05(11). A proposed motion for the Board to use would be as follows:

It was MOVED and SECONDED and then VOTED by the Board to determine that the March 15, 2024 Notice of Project Change request (a copy of which is attached hereto, together with the accompanying plan sheets) for the Woodland Cove Apartments Comprehensive Permit Project constitute insubstantial changes within the meaning of 760 CMR 56.05(11) and therefore the revised plans are approved.

Thank you.

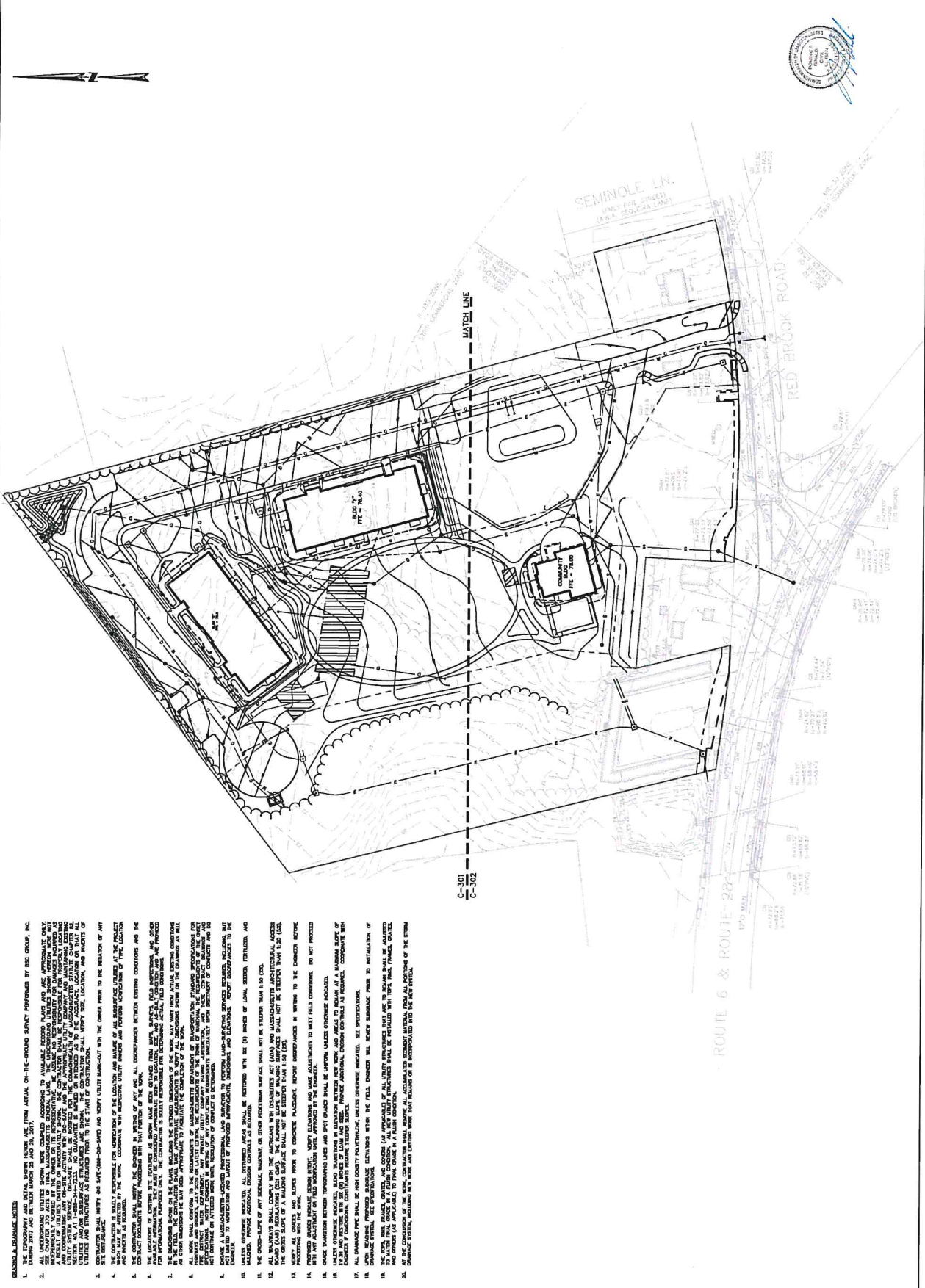
Very truly yours,



Peter L. Freeman

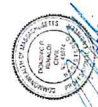
Enclosures

cc: Dominic Rinaldi, P.E.
Philip Cordeiro, P.E.
Mark Pilotte, Dakota Partners, Inc.
Roberto Arista, Dakota Partners, Inc.

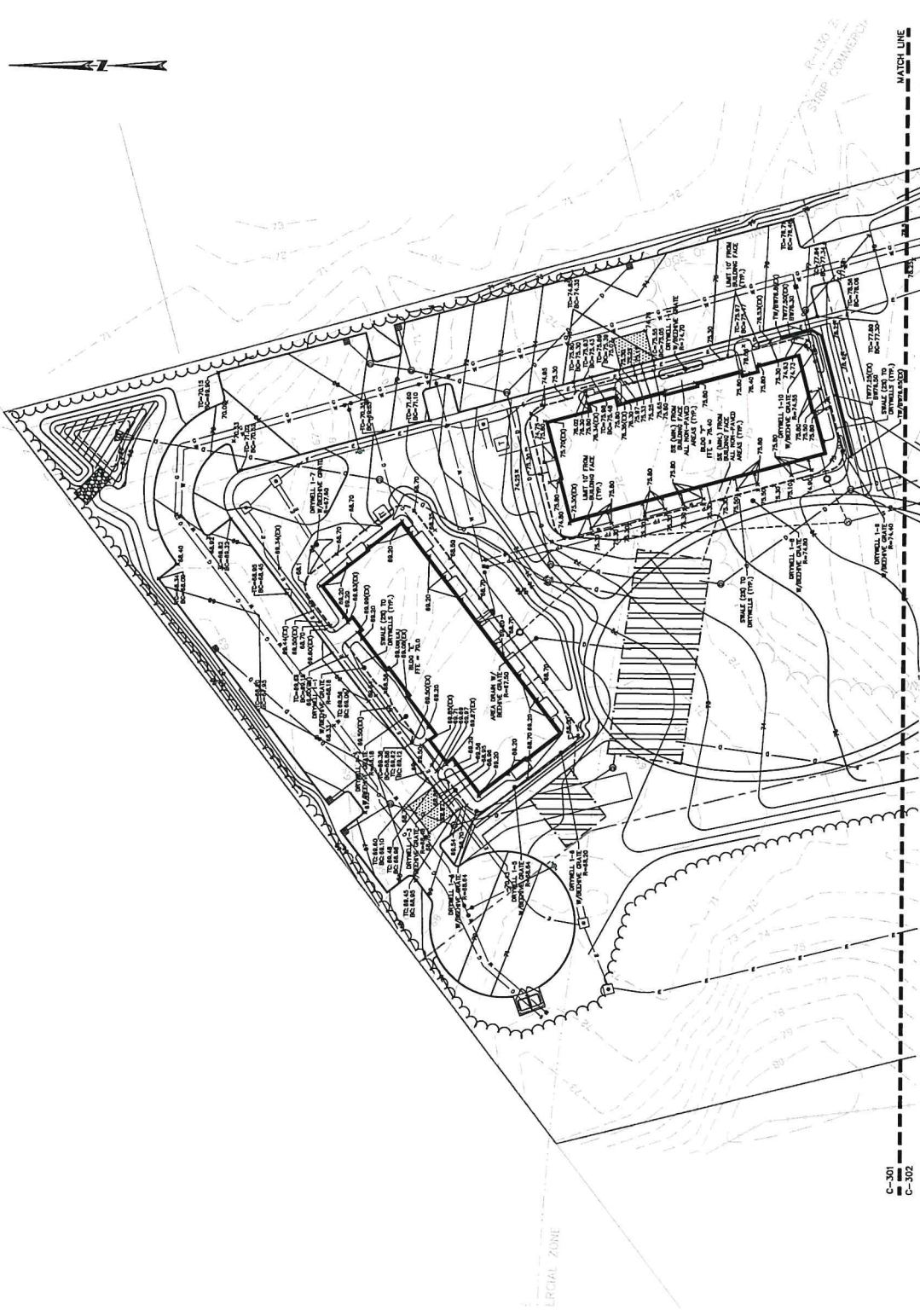


- GENERAL DRAINAGE NOTES:**
1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES FROM AN ON-TO-CROWN SURVEY PERFORMED BY ESC GROUP, INC. PRIOR TO ANY EXCAVATION WORK.
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CONSTRUCTION DOCUMENTS - REVISED SET JANUARY 26, 2023

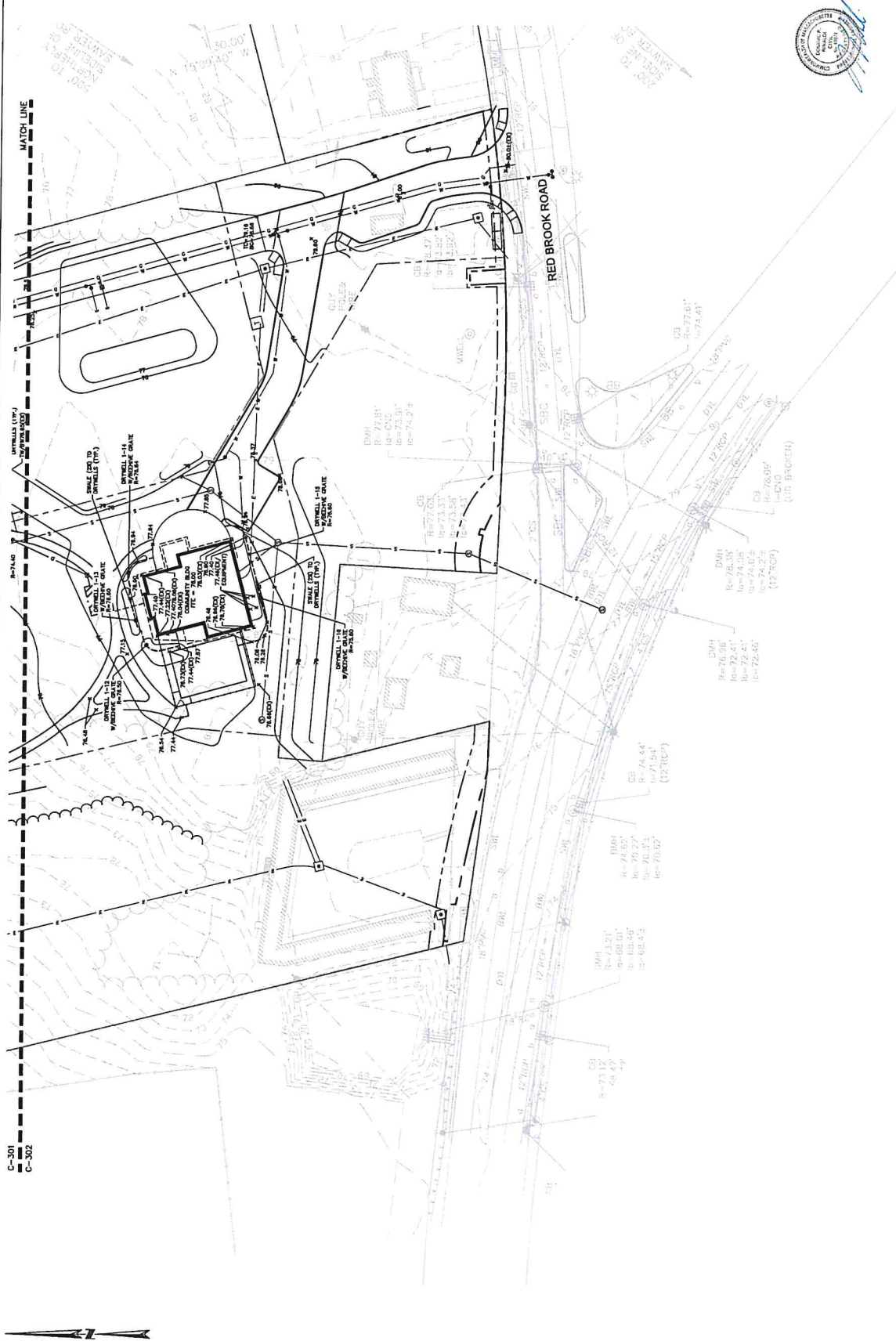


CONSTRUCTION DOCUMENTS - REVISED SET JANUARY 26, 2023



C-301
 C-302

C-301
C-302



CONSTRUCTION DOCUMENTS - REVISED SET JANUARY 26, 2023

C-302

SCALE: 1" = 30'

DATE: 02/22/2023
REVISED DATE: 01/25/2024

PROJECT # 8-3698.00

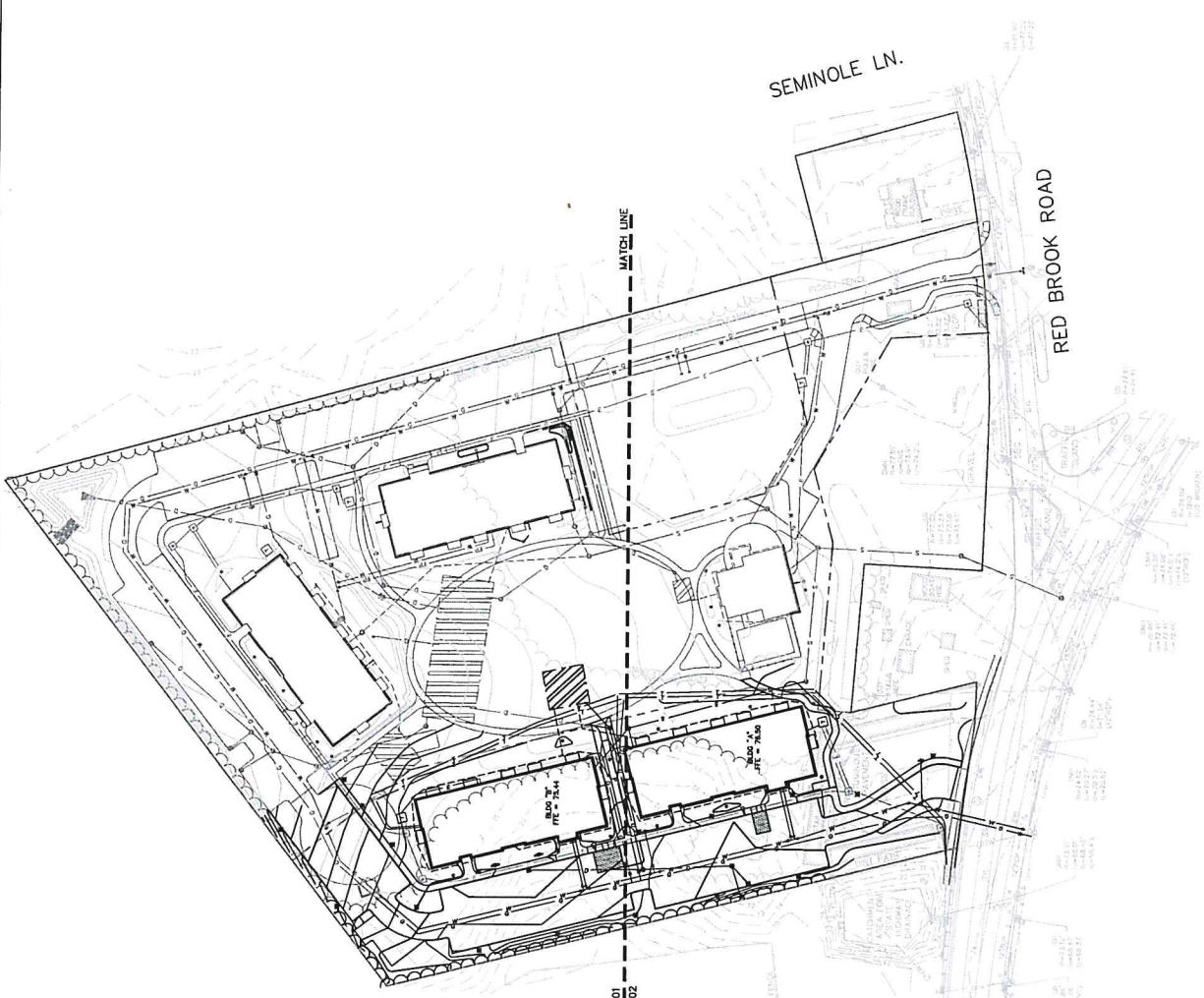
GRADING & DRAINAGE
PLAN (SOUTH)

SHEET CONTENTS:

Proposed Design for
Woodland Cove
Buildings E, F, & COMMUNITY BUILDING
3102 Cranberry Highway
Wareham, MA 02532

BSC GROUP
803 Summer Street
Boston, Massachusetts
02127
617 896 4300

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ROUTE 6 & ROUTE 28

SEMINOLE LN.

RED BROOK ROAD

MATCH LINE

C-301
C-302

SCALE: 1" = 50'

DATE: 12/1/2011
REVISED DATE: 04/16/2014

PROJECT # 1420

SHEET CONTENTS:
GRADING & DRAINAGE
PLAN (OVERALL)

Proposed Design for:
Woodland Cove
Phase 2
Buildings A & B
3102 Caberry Highway
Wareham, MA 02532

803 Summer Street
Boston, Massachusetts
02127
617 896 4300

BSC GROUP

CONSTRUCTION DOCUMENTS - ISSUED FOR PERMIT

C-300



SCALE: 1" = 30'

C-301

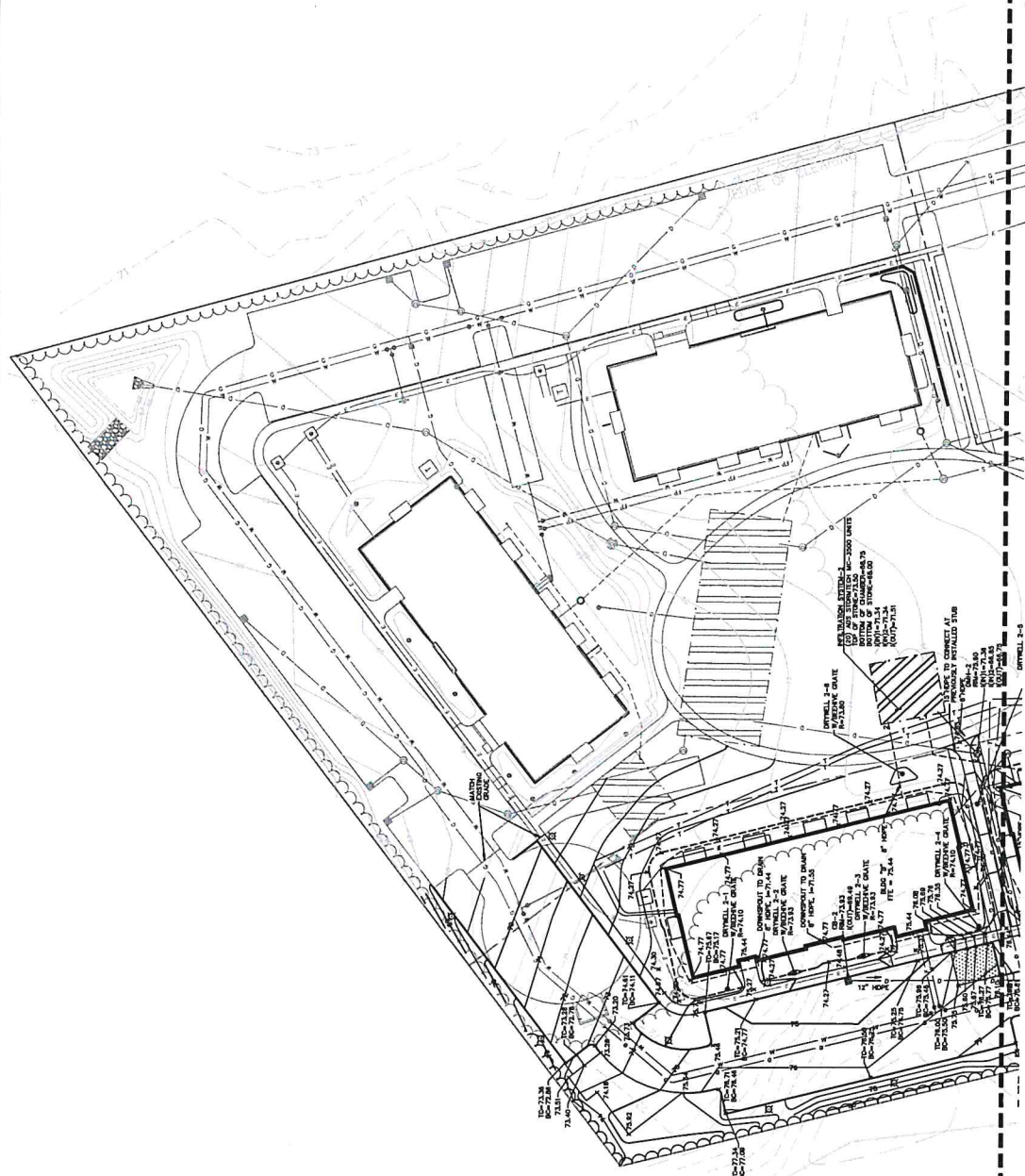
PROJECT # 1420
DATE: 10/10/2011
REVISED DATE: 007/02/2014

SHEET CONTENTS:
GRADING & DRAINAGE
PLAN (NORTH)

Proposed Design for
Woodland Cove
Phase 2
Buildings A & B
3102 Cranberry Highway
Wareham, MA 02532

BSC GROUP
803 Summer Street
Boston, Massachusetts
02127
617 896 4300

CONSTRUCTION DOCUMENTS - ISSUED FOR PERMIT



C-201
C-302

C-301
C-302

Match Line

WOODLAND COVE

PROPOSED DESIGN FOR

PHASE 2

BUILDINGS A & B

3102 Cranberry Highway
Wareham, MA 02532

BSC GROUP
803 Summer Street
Boston, Massachusetts
02127
617 856 4300

CONSTRUCTION DOCUMENTS - ISSUED FOR PERMIT

PROJECT # 1420

DATE: 10/10/21
REVISED DATE: 03/15/2024

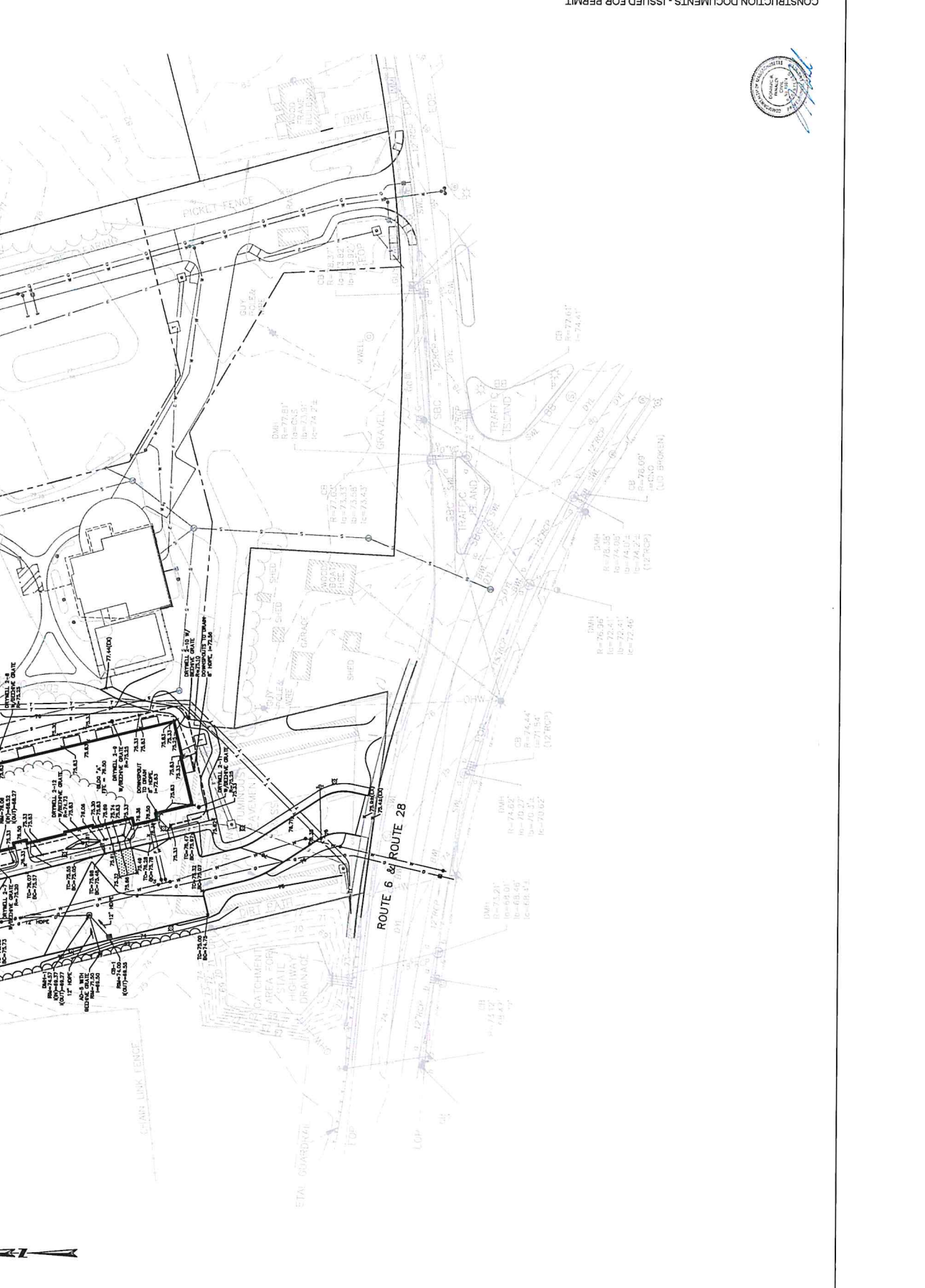
SCALE: 1" = 30'

GRAVING & DRAINAGE
PLAN (SOUTH)

SHEET CONTENTS:

WOODLAND COVE

C-302



WOODLAND COVE

PROPOSED DESIGN FOR

PHASE 2

BUILDINGS A & B

3102 Cranberry Highway
Wareham, MA 02532

BSC GROUP
803 Summer Street
Boston, Massachusetts
02127
617 856 4300

CONSTRUCTION DOCUMENTS - ISSUED FOR PERMIT

PROJECT # 1420

DATE: 10/10/21
REVISED DATE: 03/15/2024

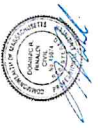
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GRAVING & DRAINAGE
PLAN (SOUTH)

SHEET CONTENTS:

WOODLAND COVE

C-302



100% Construction Documents - Issued for Permit



- GENERAL NOTES:**
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