



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

November 9, 2022

Town of Wareham
Zoning Board of Appeals
54 Marion Road
Wareham, MA 02571

Attention: Nazih Elkallassi – Chairman

RE: The Family Pantry – Damien's Place Corp.
Response to Peer Review
242 Marion Road
G.A.F. Job No. 22-9838

Dear Chairman Elkallassi,

G.A.F. Engineering, Inc., on behalf of our client The Family Pantry – Damien's Place Corp., has prepared revised plans and provides the following responses to the review comments received from Charles L. Rowley, P.E., P.L.S. by letter dated November 8, 2022.

For the sake of clarity we wish to reiterate the point that this site has been designed to accommodate the building as shown along with the access drives, utilities, and stormwater management system. There is no intention to expand the building, parking area, loading docks, etc. Any previous discussion pertaining to an expansion is limited to hours of service only.

This letter has been formatted for clarity by listing the review comment followed by our response in italics.

Impact Statement

1. Water System: The explanation was not to my point of additional storage space should the business expand. Would any expansion of the business include an expansion of storage space for materials or food storage that would impact the fire flow. The response was not related to this question.

Any expansion would be limited to an expansion of hours of service.

Page 1, project description of the Project Narrative and Impact Assessment Report indicates hours of operation are limited to 8:30 AM to 11:30 AM on Thursdays and Saturdays. Tuesdays may be added to the

266 MAIN ST.
WAREHAM, MA 02571

TEL 508.295.6600
FAX 508.295.6634

schedule in the future. This represents an additional 3 hours of service time per week for facility operation.

These additional hours of service will not necessitate any physical expansion for storage space for materials or food storage. The 1-3 employees working on non-service days will restock shelves with food delivered from the Greater Boston Food Bank truck or the local food pantry truck as described.

There will be no requirement for automatic sprinklers in this structure as it is less than 7500 square feet in area. Every building or structure which totals in aggregate 7500 square feet is required to be provided with automatic sprinklers.

Due to this condition the structure will not require fire flow. Consequently the use of this building will not impact fire flow because there will not be fire protection provided for the building.

The existing municipal water system including fire hydrants and service connections will continue to provide adequate fire flows for municipal and private needs.

2. Sanitary Sewer System: The Sewer Commissioners have not made it clear that the project will be able to make a tie to the municipal sewer system. Waiting to install an on-site sewage disposal system at the time of building construction may involve an adjustment of building grade or the installation of a pump system to elevate the sub-surface system. If an on-site system will be required, it is recommended that the applicant submit appropriate documentation to the ZBA for consideration of a modification to the Site Plan Approval should one be granted.

The Sewer Commissioners at the Zoom meeting of September 29, 2022 discussed the needed sewer connection. I was advised at that meeting that the request by Damien’s Food Pantry for 500 gallons per day would be placed on the list for future connection (46:20-51:31). It was voted unanimously by the Commission.

We believe our authorization is forthcoming and we have no intention of constructing a Title 5 sanitary system for this project.

3. The response for Traffic does not indicate how many vehicle trips may be expected should the business expansion take place. The applicant should respond with a summary of the current trips per day and a comparison of expected trips per day for the site and for possible future expansion.

Refer to response to comment #1 as there is no intention whatsoever for a business expansion other than the addition of Tuesdays 8:30 AM – 11:30 AM.

According to data provided by The Family Pantry – Damien's Place, 140-150 clients are served each week. Assuming each client represents one vehicle round trip there will be a total of 70-75 trips per day from clients and 10-12 round trips per day from volunteers.

A total of 80-87 trips per day based on two days of operation or 23-25 trips per hour of operation. The peak hour could be in the range of 40-50 vehicle trips per hour.

Assuming one additional 3 hour day of operation 70-75 new vehicle trips for that day of operation is expected. Also note that existing clients may opt to visit the pantry during the additional day.

Plans

Sheet 3 of 12

1. The comment response for parking spaces was only partially answered. A general statement was made that 27 spaces is adequate for all users without explanation. How does this relate to current use and projected future use of the site?

The plan indicates 33 parking spaces. Service days require 5-6 parking spaces for 10-12 volunteers based on 2 volunteers per vehicle.

33 spaces less 6 spaces used by volunteers leaves 27 spaces for patrons.

There are no spaces specifically dedicated to the seasonal community garden as this use is seasonal and those utilizing the community garden can access it during times other than the service days or hours. Access to the community garden can be and will be regulated and managed by the operator.

Based on the weekly average of customers served the number of parking spaces appears adequate, and exceeds the number of spaces required by zoning.

Again there are no plans to expand the building or hours of operation beyond what has been previously stated.

Sheet 6 of 12

1. The contours 19 and 18 have been made flat across the driveway. The ultimate receptor for runoff is a paved waterway on the southeast side of the driveway. The 19 and 18 contours should be adjusted to provide a slight centerline channel toward this waterway.

We have added spot grades to indicate a slight centerline channel toward the paved waterway.

2. The grading has been adjusted at the rear of the building as recommended but there is still a 2-foot difference in elevation between the building floor and the loading dock area. It is recommended that a railing be incorporated into the 2' loading dock wall so that pedestrians will not fall into that area.

Note 2 on plan sheet 5 indicates a railing may be required however we have shown a railing on the top of the retaining wall to ensure this safety measure is clarified and clearly shown.

Sheet 7 of 12

1. The limits of work are in conflict with the notes on the landscape plan that indicate tree lines to be maintained. If the tree line is to be as shown on the landscape plan, then the limits of work should be on the other side of the tree line symbol. This was the basis for saying that there was a potential for losing 5 feet of vegetation. It is not apparent where limits of clearing have been offset for clarity.

We clarified the limits of work line by locating it outside the proposed tree line as requested.

Sheet 8 of 12

1. The landscape note on this sheet is in conflict with the limits of work on Sheet 7.

The limits of work line, tree line, and various notes have been coordinated between sheets 7 and 8.

We trust the foregoing reply to the November 8, 2022 review letter is sufficient for the Board’s use. We look forward to discussing this project with the Board at tonight’s continued hearing.

Very truly yours,

G.A.F. Engineering, Inc.



William F. Madden, P.E.

WFM/rjr

Enclosures

cc: Charles L. Rowley, P.E., P.L.S.
The Family Pantry – Damien’s Place Corp.
Nick Decas
Andy LaPerriere
Ken Buckland