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March 21, 2023

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

Attention: Nazih Elkallassi – Chairman

RE: Response to Peer Review – Comprehensive Permit/ Site Development
Plan

6 Chapel Lane
Wareham, MA
G.A.F. Job No. 20-9499

Dear Chairman Elkallassi,

G.A.F. Engineering, Inc., on behalf of our client 6 Chapel Lane LLC, provides the following responses to the review comments received from Allen & Major Associates, Inc by letter dated February 14, 2023. A revised plan dated March 14, 2023 is included with the submittal.

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

Wareham By-Laws and Zoning By-Laws

1. The proposed project is required to obtain a Stormwater Management Permit (SMP) in accordance with Wareham By-Laws Division V, Article XI, Article I Stormwater Management. The applicant should provide documentation on the status of the SMP for the record or the ZBA, may consider it as a condition of approval. The applicant has not requested a waiver from this portion of the by-law and should discuss compliance with the submission requirements.

This stated purpose of the Stormwater Management By-Law is "to regulate discharges to the municipal separate storm sewer system (MS4) to protect the Town of Wareham's water bodies and groundwater". This project does not include any discharges to the municipal storm sewer system. Further, the project is being permitted and reviewed pursuant to a review and a Comprehensive Permit through the Zoning Board of

Appeals. The submitted plans and documentation include a Stormwater Management design and report as part of the ZBA Comprehensive Permit application.

Drainage Calculations and Site Plans

2. The drainage report did not include pre-development and post-development watershed plans; therefore A&M is unable to verify/confirm the calculations.

Watershed plans consistent with the revised design are included with the revised drainage report.

3. The design engineer shall confirm and verify the proposed recharge systems/infiltration trenches have been designed in accordance with the Massachusetts Stormwater Handbook (i.e. Table RR (10 feet to property line) & Table IT.1 (20' to foundations)) for distances to building foundations and property lines.

The drainage design has been revised to include a single system of Cultec chambers under the front parking area which provides the required separation to the building foundations and street layout line.

4. The Cultec infiltration system is located very close to the property line (see Comment 3). Please confirm that during recharge of the 100-year stormwater volume that no breakout of runoff to the surface occurs.

The revised design eliminates this concern.

5. Due to the location of the manhole and angles of the pipes, the design engineer should evaluate the constructability of the proposed manholes. The pipe diameter has also been reduced from a 12-inch inlet to a 10-inch outlet, the design engineer should provide appropriate calculations to verify that the reduced pipe diameter will not have an effect on the carrying capacity of the pipe.

The revised design does not include these structures.

6. The design engineer should revise the TSS calculation worksheet for the Infiltration Basin and provide two (2) sets

of TSS calculation worksheets, one to demonstrate the required 44% TSS removal prior to infiltration and another for the overall TSS removal for the entire drainage system. The infiltration system only receives 80% TSS removal with the appropriate pre-treatment, therefore the design engineer cannot take additional credit for the deep sump and hooded manhole in the overall calculation for the entire drainage system. The design engineer should update the TSS worksheets accordingly. There is a portion of the proposed site driveway that is draining towards a "paved waterway". There is no discussion as to how the 80% minimum TSS removal is achieved for this flow. The grass swale along Chapel Lane appears to be conveyance only and does not provide TSS removal credit.

The revised design includes proprietary First Defense catch basin units which provide a minimum of 80% TSS removal prior to discharge to the leaching chambers.

7. The Site Data and Zoning Data on the cover page should be updated to show the required lot area for 'other' residential use which requires 165,000 sf, based on the proposed project and per the requested waiver list.

The data table has been revised as requested.

8. The proposed project does not depict accommodations for trash and recycling operations. If a dumpster area is proposed, it should be added to the plans with appropriate screening and adequate turning radii for pickup and removal.

Residents will utilize Municipal trash and recycle pickup and/or purchase a transfer station sticker.

9. The proposed site plans do not depict transformers or junction manholes for the electric service to the three units with references to plan sheet Notes 5 and 6. While subject to final electric design, A&M suggests adding reasonable service expectations.

Transformer and junction manhole locations have been added to the utility plan sheet.

10. The plans do not depict any site lighting for the 16 parking spaces and driveway. Can the intent of the plans be clarified to depict site lighting locations, fixtures, and shields necessary to prevent property line spillover and dark sky compliance.

All site lighting will be "wall pack" lighting fixtures mounted directly on the dwellings. There is also a street light on the utility pole (#145/2) centrally located directly in front of the lot and the proposed parking area. Parking lot lighting is not proposed for this project.

11. The site plans depict a driveway with an approximate length of 130 feet and a parking field of approximately 200 feet. At this length, the project exceeds the maximum access road length of 150 feet without provided provisions for a fire apparatus turn around (NFPA 1 18.2.3.5.4) for dead ends. The Wareham Fire Department is the Authority Having Jurisdiction (AHJ) for fire access roadways. Please provide any correspondence with the Fire Department that approves the circulation path as designed.

The parking area location has been changed to the front of the dwellings with two access drives, one on each end.

12. The project is proposing an 8-inch sewer main and connecting to an existing 6-inch sewer service located within an existing 10-ft right-of-way and proposed utility easement. Has the existing line been reviewed for adequacy to receive the additional flows? Please provide any correspondence with the Wareham Sewer Department that allows the proposed connection.

The Sewer Department has reviewed draft connection plans and approved a connection flow for 18 bedrooms.

13. The project depicts one onsite parking space in compliance with the Americans with Disabilities Act (ADA). All six units are shown with stairs leading to the entry. A&M recommends clarifying if any of the units are currently

designated accessible or will be converted to accessible dependent on renter requirements.

None of the units are designated as handicap accessible.

Waivers

1. Article 560 - Earth removal regulations. The applicant has requested a waiver from the requirement to obtain a permit from the Board of Selectmen in that the Zoning Board of Appeals will act on behalf of the Board of Selectmen and be the grantor of this permit. In order to subsume this permit, the applicant should provide approximate earthwork volumes for the project and the potential for trucking during construction.

The project is not subject to an Earth Removal Permit pursuant to Article 560 or Division IV Article III Earth Removal Regulations. Section 3 of the Earth Removal By-law states that the by-law shall not apply to "such work (performed) in connection with the excavation and grading of land incidental to construction of a duly permitted structure." The Zoning Board of Appeals is the permitting authority for the project and building permits will be issued for each structure.

2. Article 611- Minimum Front Setback. The applicant has identified the required minimum frontage as 250 feet for "other residential uses" to which a waiver is sought. The minimum front and side/rear setback are noted as 20 and 10 feet respectively for a two-family dwelling but should be 30 feet and 20 feet to be consistent with "other residential uses" within the request and therefore require the waiver to provide a 20.9-foot front setback. The side/rear setback would be met and remains as "no waiver required".

With the new design layout the nearest dwelling is setback 62.9 feet to the street line. No waiver is needed.

3. Article 824.5 - Development Standards - MR-30 & Commercial Districts. The applicant has requested a waiver to provide 14-16 feet of landscaped buffer in lieu of 20 feet as required under the bylaw. A&M recommends the applicant provide justification for the waiver as it would

appear that a shift of the driveway in a southerly direction could meet the 20-foot setback along the northerly property line. Additionally, the applicant is proposing 16 parking spaces whereas 12 are required for compliance with local zoning. Loss of some parking can provide additional depth to meet the side yard landscaping requirements on the southerly property line. A landscape plan was not provided for the site as such, no trees or shrubs are shown to be proposed within the landscape buffers.

A Landscaping Plan is provided with the revised submittal. With the revised design layout there are no structures or impervious areas located within 20 feet of adjacent properties. There is an existing stockade fence for 11 Depot Street located along the northeasterly property line. A 6 foot vinyl fence is proposed along the southwesterly property line. Existing vegetation along the stockade fence will be preserved during construction. The island between the parking area and the street will be landscape with trees, shrubs and perennials.

4. Article 10 - Landscaping. The applicant notes that a waiver is not required for this section of the By-law. Section 1031 requires "new projects or expansions exceeding 5,000 square feet of non-residential development or more than three multi-family dwelling units, the landscape plan shall be prepared by a registered landscape architect whose seal shall appear on the plan." The waiver request should be amended, or the plan revised to meet this requirement.

A Landscaping Plan is being provided with the revised submittal. However, Article 10 does not apply as it is a residential project consisting of three multi-family dwelling units and does not include "more than three (3) multi-family dwelling units".

5. Article 11 - Signs. The applicant is requesting a waiver from the section in its entirety to allow project signage as shown on the project plans submitted herewith. Neither the Site Plans nor the Architectural plans show signs, except for standard traffic management signs. The applicant should remove this waiver or provide additional detail on any potential signage for the project that the Zoning Board of

Appeals should consider as part of the permit.

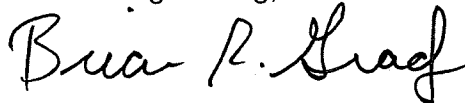
No signage is proposed.

6. Article 15 - Site Plan Review. The applicant has requested a waiver from the Article in its entirety. A&M recommends that the waiver be modified to provide more specificity as to what sections of the Article cannot be complied with through this permit application. This article includes operational items such as site lighting, dumpsters, landscaping, and a project impact statement.

Response: This is a procedural matter. A waiver is not needed. The project is not subject to Site Plan Review. The Zoning Board of Appeals is the permit granting authority, not the planning board.

Please contact me directly should you have any questions about this project.

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



Brian R. Grady

Enclosures

cc: Steven Beauchemin
Allen & Major Associates, Inc