



September 23, 2022

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

RE: *Response to Consulting Engineer's Comments, August 10, 2022*
Villages 801 Main Street, LLC - Wareham, MA
ADE Job #3271.00

Dear Chairman Elkallassi:

This response letter addresses the comments made in the Consulting Engineer's letter dated August 10, 2022 for the above-referenced project. Please note that the Consulting Engineer's comments are italicized, and our responses follow in bold text.

Plans

- 1. The plan shows three new buildings and two existing buildings to be used for one and two unit residential rentals. A total of 8 units are represented among the five buildings.*

No response necessary.

- 2. Seventeen parking spaces are shown for the project, fourteen of which face the driveway of the abutting land and extend across the property line. Three parking spaces are shown for the single unit that will be developed for the existing dwelling on site. Two additional gravel spaces are shown.*

No response necessary.

- 3. Parking spaces are proposed to be 9 feet in width by 18 feet in length which appear to be the same as what is depicted for the existing abutting project. It is unclear why three spaces are provided for the existing dwelling when a total of 16 would meet a requirement of two spaces per unit.*

Additional spaces are provided for the convenience of the tenants.

4. *There are no provisions for improving the existing driveway entrance for the dwelling onto Main Street. It is recommended that the driveway be reconfigured for better turning movements for emergency purposes.*

The driveway has been reconfigured and widened on the site plans.

5. *What is the purpose of the two gravel parking spaces at Main Street?*

Those two spaces are primarily for the use of the barn or the existing dwelling.

6. *Only limited grading is shown on the plan. At two points in the sidewalks the grade changes 12 inches in four feet. This is an unacceptable change in grade and would require steps or a longer transition between contours. At one point between top of curb and the adjacent sidewalk contour there is a 6 inch change in four feet across the sidewalk. This also is in need of correction. Top and bottom of curb elevations and steps should be shown.*

The grading has been revised on the plans and the sidewalk detail has been revised to show a maximum 2% cross slope. Top and bottom of curb elevations have been added to the plans.

7. *The sub-surface leaching facility for the project is located at the far end of the three parking spaces shown on the plan. Access for maintenance of the facility such as pumping of the 2-compartment septic tank is via the narrow existing driveway. It is recommended that the driveway entrance and width be modified to allow easier and safer access to the facility. Proposed grading of this driveway should also be provided.*

The driveway has been reconfigured and widened on the site plans. Proposed grading has also been provided.

8. *The castings of all proposed drainage and sanitary structures, if in paved areas should show a ring of cement concrete 12" around and 12" deep around risers to seal the casting against sediment and erosion into the structure. The cement concrete should be brought level with the top of the binder course of paving.*

The details have been revised accordingly.

9. *The precast concrete curb detail should show the curbing sealed with cement concrete on the street side and brought level with the binder course of paving.*

The details have been revised accordingly.

10. *A sewer line is proposed to extend under the proposed deck of the converted garage/barn. It is recommended that the nearby sewer manhole be moved northerly so that the sewer*

line is outside the line of the deck. No elevations have been established for any of the sewer lines or for the septic system in general.

The sewer line and manhole has been revised and invert elevations have been added to the plans.

Stormwater

1. *No stormwater calculations were provided for the project. Other 40B residential projects have included this information and should be provided.*

Drainage calculations to size the leaching pits have been provided.

2. *Two roof drains are shown for two buildings. No roof drainage is provided for the other buildings.*

Due to conflicts with proposed water services and utilities and the close proximity of basements, only two roof drains are provided.

3. *The one catch basin and leaching pit shown on the site plan are located on the abutting property. From the grades shown it appears that the basin will be capturing runoff from the proposed driveway on the abutting property as well as runoff from the fourteen parking spaces, sidewalks and possibly some roof area. No information has been supplied that confirms that a single leaching pit would be sufficient to handle anticipated runoff.*

Drainage calculations have been provided and additional leach pits have been added.

4. *No soil test data has been included on the plans. Although the domain of the Board of Health, the proposed septic system design should show the data. It would also be beneficial to know where and when testing was done to confirm soil conditions and ground water depth.*

Test pit data is shown on the site plans.

Other Information

1. *No information was received that shows that the Wareham Fire Department is satisfied with the access provided for the project or where fire hydrants are located.*

No Fire Department comments have been received.

2. *No water services are shown for the existing dwelling or for the barn that is to be converted into two dwelling units.*



Two new water services are shown for the barn. The existing water service to the existing dwelling has been clarified.

- 3. The site plan is based on a previous survey plan done by a different engineering firm. The recorded survey plan shows that there were several property monuments referenced at the time of the survey. These monuments should be shown on this site plan to link the proposed improvements to the property boundaries. Monuments should be protected and/or replaced during the construction of the project.*

Existing monuments are shown on the site plans.

- 4. It would be beneficial to label the new buildings on the site plan that would help to correlate the various architectural renderings provided in the documentation.*

The architectural plans and the site plans each label the buildings as 1 bedroom or 2 and 3 bedrooms, accordingly.

- 5. Proposed landscaping is not identified and is limited as to location and scope. Eleven existing trees along the easterly side of the driveway of abutting property will be removed. There are several large trees behind the existing barn and dwelling. While some may have to be removed for the construction of the septic system leaching facility, others may not. They should be identified and allowed to remain as landscape features for the project.*

Trees that are anticipated to remain in this area are labelled on the plans.

- 6. The plan set is labeled as "Preliminary". Does this mean that further information is to be provided? If so, then there may be additional comments to be supplied to the Board for consideration.*

"Preliminary" has been removed from the plan.

- 7. A curb cut permit should be required for the project to allow for adjustments to access from Main Street. The applicant has requested a waiver from fees, however, the Municipal Maintenance Department should be allowed to review and approve the adjustments within the public way.*

Understood – no response necessary.



*Mr. Nazih Elkallassi, Chairman
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Please call us at (508) 888-9282 if you should have any questions.

Sincerely,

ATLANTIC DESIGN ENGINEERS, INC.

A handwritten signature in black ink, appearing to read 'Richard J. Tabaczynski', is written over the printed name.

Richard J. Tabaczynski, P.E.
Vice President

RJT/rp

cc. Villages 801 Main Street, LLC
Charles L. Rowley, PE, PLS