



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

August 6, 2020

Mr. George Barrett, Chairman
Town of Wareham Planning Board
Memorial Town Hall
54 Marion Road
Wareham, MA 02571

Re: Anthony & Ann Antonellis
Definitive Subdivision Plan
GAF Job No. 19-9386

Dear Members of the Planning Board:

G.A.F. Engineering, Inc. respectfully submits revised definitive subdivision plan and this letter in response to the engineering review letter from the Charles L. Rowley, PE, PLS dated July 27, 2020.

This letter has been formatted for clarity by listing the Charles L. Rowley, PE, PLS review comments first followed by the G.A.F. Engineering response.

1. The plan should be stamped and signed by a registered land surveyor since new lines of ownership are being established.

Response: The plan has been stamped by a Registered Land Surveyor.

2. The plan shows a proposed 20-foot wide right of way as a relocation of an existing woods road to be part of the new street. No details of construction for the right of way are shown. It is assumed that the purpose of showing it against one side is to separate it from the paved portion of Antonellis Way. Without construction it is in effect non-existent. Alternately, the proposed pavement of Antonellis Way could be used as the relocated woods road right of way.

Response: The area for the right-of-way will be cleared as part of the roadway construction and site development. Actual construction of the surface will be the responsibility of others, in conjunction with appropriate approvals for improvement of the remaining over grown woods road.

3. The frontage is measured along two lines to obtain 150 feet as required for new lots in Zoning District MR-30. The Planning Board should make a determination as to whether using the end line of the way constitutes frontage as specified in the Zoning By-Law.

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Response: A similar layout was recently approved by the Planning Board for a 1 lot subdivision off Oak Street.

4. The plan should make specific note that the lot is subject to a covenant unless another form of construction security is posted with the Planning Board. In either case security must be posted prior to signing the plan.

Response: Other forms of surety will be provided.

5. No proposed grades are shown on the road profile on Sheet 2 of the plan.

Response: Proposed grades have been added to the profile on Sheet 2.

6. No erosion control measures are shown for the end of the pavement. All runoff would appear to flow directly to the end of it.

Response: Runoff is away from Old Onset Road toward the rear of the property. The slope is 3% and will runoff into an undisturbed, vegetated woodland, approximately 120 feet from a Bordering Vegetated Wetland. A siltation fence and haybale barrier is proposed.

7. The 6' and 20' shoulders noted in the roadway cross section should be shown in plan view and with associated grading accordingly.

Response: The shoulders have been indicated in the plan view detail on sheet 2.

8. The slope of the proposed road is greater than 3%. The edges of pavement should be protected by curbing of one kind or another.

Response: The proposed roadway is similar in shape, area and length to a residential driveway. The pavement edges will run into adjacent grassed shoulders similar to any residential drive. The slope is minimal at 3%.

9. The proposed road cross section appears excessive for this particular project. It is recommended that the 4" thick layer of dense graded crushed stone be eliminated and the two gravel layers be changed to 8" of reclaimed asphalt. Asphalt thickness could also be modified to 1/3-4" binder course and 1-1/4" top course for a total thickness of 3". Curb radii should be increased to 15'. A waiver is required for anything under 20 feet.

Response: The cross section allows for the potential that the roadway may be traversed by trucks with the future improvement of the right-of-

way. The dense graded stone allows for fine grading and compaction providing a quality finished surface.

10. The plan indicates that several waivers to the Rules and Regulations have been sent to the Planning Board. The waiver list is unknown at this time.

Response: The waiver list has been provided.

11. Old Onset Road should be labeled as either public or private. If a Town Way, then a road opening permit is required from Municipal Maintenance.

Response: Old Onset Road is labeled as a public way. Road opening permits will be requested as needed.

12. Section VI, B, 4 of the Rules and Regulations requires all subdivisions within 1500 feet of either a sewer or water line to be connected to it. The closest sewer line is at Bertino Street, approximately 500 feet southeast of locus. Therefore, the Planning Board will have to consider granting a waiver to the above requirement and allow the use of an on-site sewage disposal system.

Response: This is a 1 lot subdivision and cost would be prohibitive to connect to municipal sewer approximately 500 feet away. An on-site sewage disposal system can be designed for this property in full conformance with Title 5 and the Wareham Board of Health Rules and Regulations.

13. The limit of work line, establishment of erosion control and the construction of the end of the pavement and sloping fall within 100 feet of a delineated wetland. Prior to any clearing or construction being done authorization must be obtained from the Wareham Conservation Commission by obtaining either a Negative Determination of Applicability or an Order of Conditions for the work.

Response: An application will be made to the Wareham Conservation Commission for approval of work within their jurisdiction.

14. The Rules and Regulations call for concrete bounds to be set at points along a road layout. It is recommended that the proposed re-bars shown on the plan be changed to concrete bounds but that the proposed monument shown at the southeast corner in the existing woods road be eliminated. The nearby stone bound is sufficient to identify the corner and could be considered as the end of the layout on that side.

Response: Concrete bounds are indicated to be set as suggested.

15. The Board should consider adopting the general notes, construction notes and erosion control notes on sheet 2 of the plan set as the Stormwater Maintenance and Operation Plan for the project and make specific reference to it in any Certificate of Approval it may adopt.

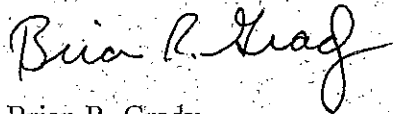
Response: No response, informational.

16. A temporary construction entrance detail should be shown on the plan to protect the edges of pavement on Old Onset Road.

Response: The proposed roadway is similar in shape, area and length to a residential driveway. There are no additional lots to be accessed by this roadway. Vehicle and construction traffic will be the same as a single family home development. No construction entrance is proposed. Old Onset Road will be cleaned and maintained as necessary.

Please contact me directly if you have any questions.

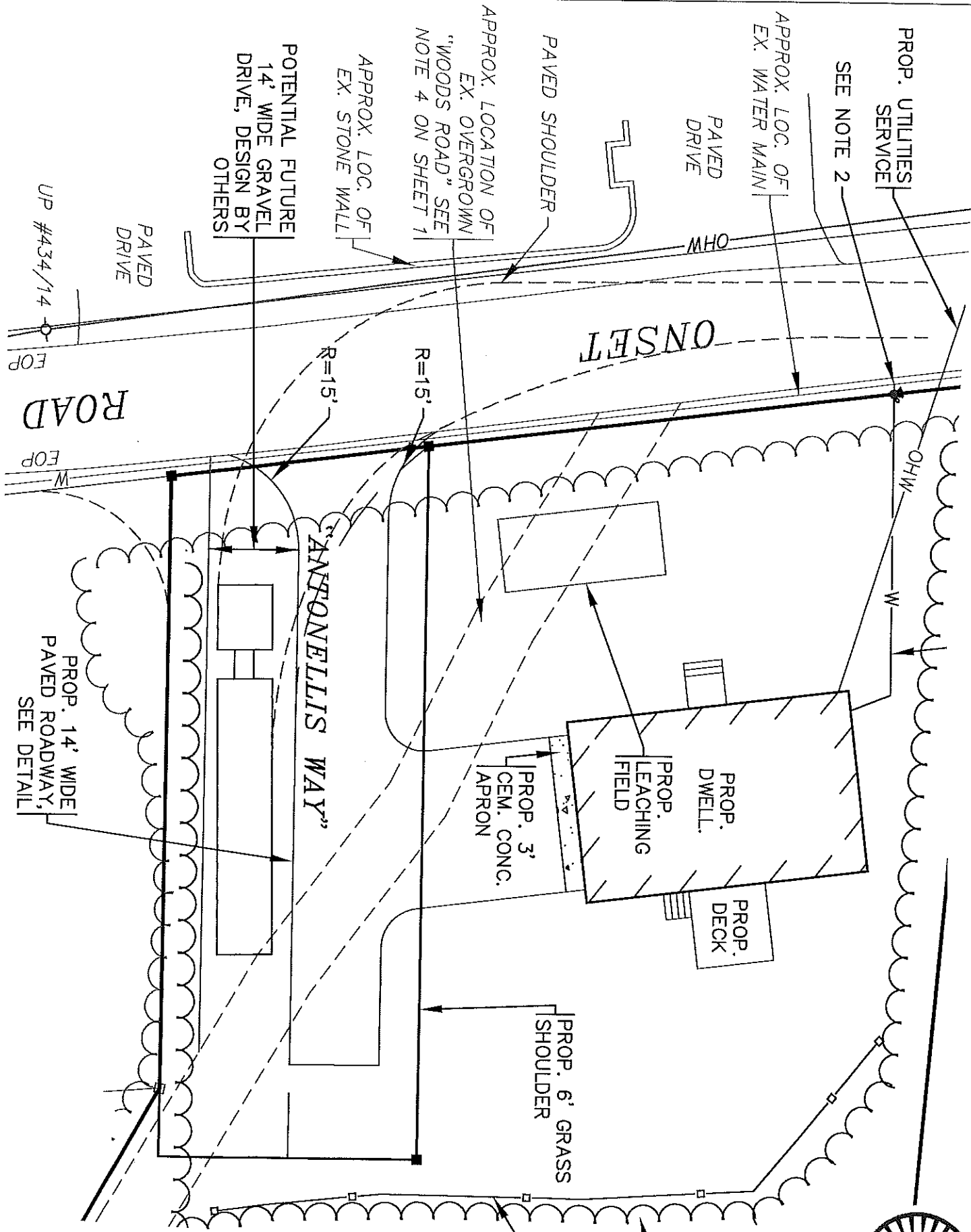
Sincerely,



Brian R. Grady
Project Manager

BRG/lmf

Cc: Charles L. Rowley, PE, PLS
Ken Buckland, Town Planner



SCALE: 1" = 20'

TRUCK ACCESS PLAN

ANTHONY & ANN ANTONELLIS

WAREHAM, MA



ENGINEERING, INC.

FIGURE 1