



ENGINEERING,
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December 7, 2021

Town of Wareham
Planning Board
54 Marion Road
Wareham, MA 02571
Attn: Mr. Kenneth Buckland, Town Planner

Re: Maritime Haven
7 Lot Definitive Subdivision Plan
Map 4 - Lots A, B, C
36, 42, 48 Robinwood Road
Revised Waiver Request Letter
G.A.F. Job No. 20-9600

Dear Members of the Planning Board:

Pursuant to Massachusetts General Laws, Chapter 41, Section 81R, G.A.F. Engineering, Inc., on behalf of the Applicant, RESI, LLC, request the following waivers from the Town of Wareham Rules and Regulations Governing the Subdivision of Land. The requested waivers may be granted by the Planning Board upon a finding that the granting of such waiver(s) is in the public interest and not inconsistent with the intent and purpose of the Subdivision Control Law.

The following table is a revised list of waivers from the Town of Wareham Rules and Regulations Governing the Subdivision of Land, submitted in accordance with Section I.J. and as discussed with the Planning Board during the public hearing process.

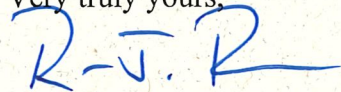
Subdivision Rules & Regulations Citation	Section Language – <i>Waiver Requested</i>
Section V.B.A.	Catch basins shall be spaced along both sides of a street at approximately 400-foot intervals and located at all low points and corners at street intersections. <i>This project is designed with “country drainage” where runoff flows into and over the grassed shoulder along the full length. This reduces the amount of water in the gutter of the road and promotes even distribution of infiltration in the swale.</i>
Section VI.C.5.	Shoulders of three (3) feet in width shall be constructed on each side of the roadway and three (3) inches in height above the gutter line. <i>A waiver is requested from the requirement to raise the shoulders three (3) inches above the gutter line. This would be inconsistent with the desire to allow runoff to enter the drainage swales along the entire length of road.</i>

Section VI.G.	<p>Sidewalks of not less than five (5) feet in width shall be constructed on at least one side of the Residential Minor and Residential Local streets and North sides of Residential Collector streets.</p> <p><i>The proposed roadway will remain private in perpetuity. There are no sidewalks in Robinwood Road to connect to. An access easement is being created for the residents to walk from the cul-de-sac to the beach. The twenty-foot road pavement width is sufficient for pedestrian safety given the extremely low traffic volume and speed.</i></p>
Section VI.H.	<p>Cape Cod Molded bituminous or bituminous berms satisfactory to the Planning Board may be installed where, in the judgement of the Planning Board, because of grades, curves, or traffic, their installation is justified.</p> <p><i>The intent of the design is to allow runoff to flow off the road across the grassed shoulder and into the swale along the entire length to reduce gutter flow and promote even distribution of runoff to the swale.</i></p>
Section VI.K.	<p>The applicant shall install a fire alarm circuit within the subdivision including at least one (1) fire alarm box for each 500 feet of street or portion thereof.</p> <p><i>We believe this regulation is no longer required by the Wareham and Onset Fire Districts. Use of the 911 emergency call system provides a faster response compared to call boxes.</i></p>

The waivers requested above are technical in nature and for each waiver requested there are reasons which are in the public interest and are consistent with the objective of minimization of potential impacts outlined in Section V.A.1. of the Rules and Regulations Governing the Subdivision of Land.

We trust the foregoing is sufficient for your immediate needs as we look forward to further discussion of this project with the Board.

Very truly yours,



Robert J. Rogers

RJR/rjr

Cc: RESI, LLC
Gay & Gay, PC