



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

November 22, 2021

Attn: Mr. Kenneth Buckland,
Director of Planning and Economic Development
Town of Wareham Planning Board
54 Marion Road
Wareham, MA 02571

Re: Site Plan Review – Proposed Site Development
Warren QOBZ LLC
59 Main Street, Wareham, MA
G.A.F. Job No. 20-9438

Dear Planning Board Members,

G.A.F. Engineering, Inc., on behalf of our client Warren QOBZ LLC, hereby submits 4 sets of the following materials which comprise our application for Site Plan Review.

- Site Development Plans dated November 22, 2021, 4 Full Size Sets and 10 Half Size Sets
- Architectural Plans (By ASAP Engineering)
- Site Plan Review Application.
- Stormwater Report dated November 22, 2021. (4 Copies)
 - Project Narrative and Impact Assessment Report.
 - 300' Certified Abutters list.
 - Tax Verification Form.
 - Site Plan Review Checklist.
- Filing fee of seven hundred fifty dollars (\$750.00).
- Advertising fee of Four Hundred five dollars and thirty-six cents (\$405.36 made payable to SouthCoast Media Group).

This project consists of the construction of a 6,500 square foot restaurant, 26' x 60' open pavilion, and 1500 square feet Commercial Retail Space and attendant site utilities, parking facility, pedestrian and vehicular circulation, and site landscaping. The project has been designed in compliance with the applicable sections of the Wareham Zoning By-Laws.

Please contact me directly if you have any questions.

Sincerely,

William F. Madden, P.E.
WFM/lmf

Cc: Warren QOBZ LLC
Town Clerk

266 MAIN ST.
WAREHAM, MA 02571

TEL 508.295.6600
FAX 508.295.6634

APPLICATION FOR SITE PLAN REVIEW

Page 1

Applicant: Name: Warren QOBZ, LLC

Mailing address: P.O. Box 1206
Carver, MA

Telephone: 1-508-947-8539

Project: Street & Number: 59 Main Street

Assessor's Map: 47 Lot(s) 1124, 1125, 1126

Dwelling Units# 0

Parking Spaces# 46

Acres: 1.40 A Square Feet Commercial Space: 8,000 SF

Briefly describe project: Construction of a 6,500 S.F. restaurant with deck, a 26 x 60 open pavilion, a 1500 SF commercial/retail space, and attendant site utilities, parking facility, pedestrian and vehicular circulation and site landscaping. The project is proposed in the Wareham Village I (WV1) Zoning District.

Date: 11/22/2021

Signature of Applicant: *Danny R Warren*

**TOWN OF WAREHAM
ANR/SUBDIVISION/SITE PLAN REVIEW FORM**

Check one: ANR _____ Form B _____ Form C _____ Site Plan Review X

Date stamped in _____ Date decision in due _____

Applicant's name(s) Warren QOBZ LLC

Applicant's address 18 Church Street, P.O. Box 1206, Carver, MA 02330

Telephone number 508-728-4836

Address of property 59 Main Street, Wareham, MA 02571

Landowner's name Danny Warren

Owner's address 18 Church Street, P.O. Box 1206, Carver, MA 02330

Telephone number 508-728-4836

Contact person Danny Warren Telephone 508-728-4836

Map # 47 Lot # 1126, 1125, 1124 Zone Wareham Village I

Date Approved _____ Date Denied _____

Comments (state reasons for denial or stipulations of approval)

Conditions for: _____

STREET NAME PROPOSED AND ACCEPTED: _____

Conditions for: _____

Site Plan Review Application Checklist

Note to Applicant(s): The following checklist serves as an instrument to help ensure that all necessary information and materials are submitted with the application for Site Plan Review. Please verify that all related items listed below have been accounted for in your submission. (Refer to Article 15 of the Zoning By-Law of the Town of Wareham, Massachusetts, adopted October 2004).

Name of site: Warren QOBZ, LLC Date: 11/22/2021

Owner(s): Danny Warren

Address: 18 Church Street, P.O. Box 1206, Carver, MA 02330

Telephone Number: 508-728-4836 Cell Phone: 508-728-4836

Developer(s): Warren QOBZ, LLC

Address: 18 Church Street, P.O. Box 1206, Carver, MA 02330

Telephone Number: 508-728-4836 Cell Phone: 508-728-4836

Relationship between Developer & Property Owner: Same entity

Surveyor: G.A.F. Engineering, Inc., 266 Main Street, Wareham, MA 02571

Engineer: G.A.F. Engineering, Inc., 266 Main Street, Wareham, MA 02571

Architect: _____

Landscape Architect: _____

ITEM	Complete
Application for Site Plan Review – Special Permit filed with Planning Board (14 copies of application and supplementary materials)	X
Application for Special Permit – Residential Cluster Development filed with Planning Board (11copies of application and supplementary materials)	
Copies filed with Town Clerk	
Filing Fees	X
GENERAL INFORMATION	
Developer Name, address, telephone number	X
Property Owner Name, address, telephone number	X
Date of Application	X
Statement briefly describing project	X
Locus Map (1" = 2,000')	X
Location of property to surrounding area (scale should be no less than 1" = 100') and general characteristics of all lands within 200' of the proposed site including structures, parking areas, driveways, pedestrian ways, and natural characteristics	X

Zoning district (sq. feet within each district if more than one)	X
Total area of project to include wetland and 100 year floodplain (both in sq. feet)	X
All contiguous land owned by the applicant or by owner of property	X
Photographs of site (8" by 10") – at discretion of Permitting Authority	
List of abutters, certified by Board of Assessors	X
Number of dwellings which could be constructed by means of a conventional development plan, considering the whole tract, exclusive of water bodies and land prohibited from development by legally enforceable restrictions, easements, or covenants. This includes: <ul style="list-style-type: none"> Any bank, freshwater wetland, coastal wetland, beach, dune, flat, marsh, or swamp bordering the ocean, any estuary, creek, river, stream, pond, or lake Lake under any of the water bodies listed above; Land subject to tidal action Land subject to coastal storm flowage or slopes in excess of fifteen (15) percent are not to be counted in figuring the number of permissible units of conventional development. 	
EXISTING FEATURES	
(Scale 1" = 20', 1" = 40', or 1" = 100' where practical and appropriate to the size of the proposal) Must include a minimum of the following:	
1. Existing Natural Features	
a. Tree line of natural area;	X
b. Individual trees 18" dbh or over;	N/A
c. Bogs or agricultural areas;	
d. All wetlands protected under 310 CMR 10.01 (1) (a-d); floodplain (100 year) with base flood elevation data;	X
e. Contour lines (2' intervals);	X
f. General soil types.	X
2. Existing Man-Made Features (Vacant Land)	
a. Vehicle accommodation areas; streets, roads, private ways, walkways;	N/A
b. Curbs, gutters, curb cuts, drainage grates;	N/A
c. Storm drainage facilities including manholes;	N/A
d. Utility lines including water, sewer, electric, telephone, gas, cable TV;	N/A
e. Fire hydrants and location of dumpsters;	N/A
f. Buildings, structures, and signs (free standing) including dimensions of each;	N/A
g. Exterior lighting features.	X
3. Existing Legal Features	
a. Zoning of property (district lines);	X
b. Property lines (with dimensions identified);	X
c. Street right-of-way lines;	X
d. Utility or other easement lines;	X
e. Monuments.	X

DEVELOPMENT PLAN	
Proposed changes to existing natural features, existing man-made features, and existing legal features including the following;	
• Area of each new lot in square feet;	X
• Lot dimensions;	X
• Location and dimensions of all buildings and freestanding signs as well as the distances from all buildings to lot lines, streets, or street;	X
• Location, dimension, and designated use for all recreation areas;	N/A
• Location and dimension of all open space (indicate whether such open space is to be dedicated to public use or remain private);	N/A
• Streets (including street names) which conform to the design standards of the Planning Board's Rules and Regulations Governing the Subdivision of Land;	X
• Curbs and gutters, curb cuts, drainage grates;	X
• Drainage facilities including manholes, pipes, drainage ditches, and retention ponds;	X
• Sidewalks and walkways showing widths and materials;	X
• Outdoor illumination with lighting fixture size and type identified;	X
• Utilities – Water, sewer, electric, telephone, gas, cable TV;	X
• Fire hydrant locations;	X
• Dumpster (trash collection facilities);	X
• New contour lines resulting from earth movement (2' intervals) and indications of types of ground cover and other precautions to stabilize slopes;	X
• Vehicle parking, loading, and circulation areas showing dimensions and layout of parking spaces, travel lanes, aisles, and driveways;	X
• Proposed new plantings by size and location or construction of other devices to comply with screening and shading requirements.	X
IMPACT STATEMENT	
Part One: Description of neighborhood and impact of proposed development on all applicable town services including but not limited to schools, sewer service, water system, parks, fire, and police protection;	X
Traffic report of existing and future traffic within and adjacent to proposed development. (Include estimate of both peak and average daily traffic count);	
Analysis of site in regards to wetlands, coastal wetlands, slopes, soil conditions, 100 year flood plain, and other natural features as Planning Board may request;	
Environmental Impact Assessment Report relating to proposed plan and copy of environmental impact report if otherwise required in order to illustrate the ecology of the area within the site and any significant off-site impacts;	
Evaluation of open land proposed within cluster, with respect to size, shape, location, natural resource value, and accessibility by residents of the Town or of the cluster;	

Part Two: Description of actions that have been taken to mitigate the impacts described in Part One.	X
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SITE PLAN REVIEW CHECKLIST

Plans shall be prepared by a registered architect, landscape architect, or Professional Engineer. 14 complete sets are required with the following information included:

1. GENERAL INFORMATION

- ✓ Developer name, address, telephone number
- ✓ Property owner name, address, telephone number, legal relationship between developer and property owner
- ✓ Date of application
- ✓ Statement briefly describing project
- ✓ Locus map (1" = 2,000')
- ✓ Location of property to surrounding area (this plan shall show at a scale of not less than 1" = 100' the general characteristics of all lands within 200' of the proposed site and shall include structures, parking areas, driveways, pedestrian ways and natural characteristics)
- ✓ Zoning district (square feet within each district if more than one district)
- ✓ Total area of project in square feet to include wetland and 100 year flood plain (both in square feet)
- ✓ All contiguous land owned by the applicant or by the owner of the property. At the discretion of the Planning Board photographs of the site at size 8" x 10"

2. EXISTING FEATURES

Plans shall be accurately drawn to a scale of 1" = 20', 1" = 40', or 1" = 100' where practical and appropriate to the size of the proposal and shall show all existing natural, manmade, and legal features of the site. Such plans are to include but not be limited to the following:

- N/A ✓ Tree line of wooded area
- N/A ✓ Individual trees 18" dbh or over
- N/A ✓ Bogs or agricultural areas

- ✓ All wetlands protected under CMR 10.02 (1) (a-d)
- ✓ Flood plain (100 years) with base flood elevation data
- ✓ Contour lines (2' intervals)
- ✓ General soil types (Test boring logs)

2b. EXISTING MANMADE FEATURES

- ✓ Vehicle accommodation areas
- ✓ Street, roads, private ways, walkways
- ✓ Curbs, gutters, curb cuts, drainage grates
- ✓ Storm drainage facilities, including manholes
- ✓ Utility lines, including water, sewer, electric, telephone, gas, cable TV
- ✓ Fire hydrants and location of dumpsters
- N/A Building, structures, and signs (free standing), including dimensions of each
- N/A Existing light fixtures

2C. EXISTING LEGAL FEATURES

- ✓ Zoning of property (district lines)
- ✓ Property lines (with dimensions identified)
- ✓ Street right of way lines
- ✓ Utility or other easement lines
- ✓ Monuments

3. THE DEVELOPMENT PLAN

The development plan shall show proposed changes in the (a) existing natural features; (b) existing man-made features and (c) existing legal features.

The Development Plan shall include:

- N/A Square feet in every new lot
- N/A Lot dimensions
- ✓ Location and dimensions of all buildings and free-standing signs as well as the distances from all buildings to lot lines, streets, or street right of way
- ✓ Building elevations (side, front, and back for a typical unit) showing building height and any proposed wall signs
- N/A Location, dimensions, and designated use for all recreation areas
- N/A Location and dimension of all open space; indicate whether open space is to be dedicated to public use or to remain private
- N/A Streets (including street names) which conform to the design standards of the Planning Board's Rules and Regulations Governing the Subdivision of Land
- ✓ Curbs and gutters, curb cuts, drainage grates
- ✓ Drainage facilities including manholes, pipes, drainage ditches, and retention ponds
- ✓ Sidewalks and walkways showing widths and materials
- ✓ Outdoor illumination with lighting fixture size and type identified
- ✓ Utilities; water, sewer, electric, telephone, gas, cable TV
- ✓ Fire hydrant location
- ✓ Dumpster (trash collection facilities)
- ✓ New contour lines resulting from earth movement (at 2' intervals) and indications of types of ground cover and other precautions to stabilize slopes
- ✓ Vehicle parking, loading, and circulation areas showing dimensions
- ✓ Proposed new plantings by size and location or construction of other devices to comply with screening and shading requirements

4. IMPACT STATEMENT

In order to evaluate the impact of the proposed development to Town services and the welfare of the community, there shall be submitted an impact statement in two parts.

- All applicable Town services including but not limited to schools, sewer services, water systems, parks, fire, and police.
- The roads in the immediate vicinity of the proposed development (including an estimate of both peak and average daily counts)
- The ecology of the area within the site and any significant off-site impacts

Part Two shall describe what actions have been taken to mitigate the impacts described in Part One

This application constitutes the applicant's willingness to work under the Town of Wareham's Zoning Bylaws. Any errors or omissions from this checklist or the Zoning Bylaw may result in the application not being placed on a Planning Board Agenda or denial of the Site Plan.

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that Danny Warren (name of applicant) is up-to-date on the taxes for the property(ies) he/she owns in Wareham. If the applicant is not the current owner of the property that the application addresses, the current owner Danny Warren (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.

John Foster 11/23/2021
John Foster, Tax Collector

**PLANNING BOARD
54 Marion Road
Wareham, MA 02571**

NOTICE OF PUBLIC HEARING

The Wareham Planning Board will hold a public hearing on December 13, 2021 at 6:00 p.m. in Room 320 of the Wareham Multi Service Center, 48 Marion Road, Wareham, MA 02571 to consider Petition #39-21 for a Site Plan Review under the requirements of Article 15, Section 1520 of the Wareham Zoning By-Laws to, Warren QOBZ, LLC c/o G.A.F. Engineering, Inc. of 266 Main Street, MA 02571 proposing construction of a 6,500sf restaurant with a deck, a 26x60 open pavilion, a 1500sf commercial/retail space, and attendant site utilities, parking facility, pedestrian and vehicular circulation and site landscaping, located at 59 Main Street, Wareham, MA., Assessors Map 47, Lot 1124, 1125, 1126 in the WV-1 zoning district.

Wareham Planning Board
Richard Swenson, Chairman

First Notice: November 29, 2021
Second Notice: December 6, 2021

46-BL220	GRINKIS LISA C			45 MAIN ST UNIT 220	WAREHAM	MA	02571
46-BL105	WALSH KIM L			53 MAIN ST UNIT 105	WAREHAM	MA	02571
46-BL221	R K COLLINS IRREVOCABLE TRUST		LEONARD T A HIRST II TRUSTEE	45 MAIN ST UNIT 221	WAREHAM	MA	02571
46-BL112	HARKINS JAMES P		WILLIAMS KIMBERLY GOULD	45 MAIN ST UNIT 112	WAREHAM	MA	02571
46-BL218	ASACK GARY P &		ASACK CATHERINE A	45 MAIN ST UNIT 218	WAREHAM	MA	02571
46-BL215	DENEALUT DANIEL A		WEIRATH PAULINE	53 MAIN ST UNIT 215	WAREHAM	MA	02571
46-BL214	DEVRIES JEFFREY &		DEVRIES STEPHEN C	45 MAIN ST UNIT 214	WAREHAM	MA	02571
46-BL217	TOOMBS CLYDE M			45 MAIN ST UNIT 217	WAREHAM	MA	02571
46-BL103	DEMPSEY KATHERINE			45 MAIN ST UNIT 103	WAREHAM	MA	02571
46-BL25	LEE DEBORAH J			45 MAIN ST UNIT 25	WAREHAM	MA	02571
46-BL21	KODZIS RAYMOND M TRUSTEE		KODZIS SALLY A TRUSTEE	5 SPRING ST	LUNENBURG	MA	01462
46-BL35	CARNEY MARK O			45 MAIN ST UNIT 35	WAREHAM	MA	02571
46-BL33	KILPELA JAMES M TRUSTEE		JAMES KILPELA 2017 TRUST	45 MAIN ST UNIT 33	WAREHAM	MA	02571
46-BL38	BRUCE MARY G			45 MAIN ST UNIT 38	WAREHAM	MA	02571
46-BL26	RILEY JOSEPH P			45 MAIN ST UNIT 26	WAREHAM	MA	02571
46-BL115	HOOD DAWN K TRUSTEE		DAWN K HOOD TRUST	45 MAIN ST UNIT 115	WAREHAM	MA	02571
46-BL224	MUEHLMANN KARL H		MUEHLMANN BRIGITTE W	100 RAFFAELE DR	WALTHAM	MA	02452
46-BL222	COFFEY PAUL J		COFFEY ELENA ANN	53 MAIN ST UNIT 222	WAREHAM	MA	02571
46-BL22	CUNIO ROBERT T TRUSTEE		ROBERT CUNIO TRUST	45 MAIN ST UNIT 22	WAREHAM	MA	02571
46-BL101	BENCO CLARE C		C/O ONORATO CLARE C	53 MAIN ST #101	WAREHAM	MA	02571
46-BL110	TSANG BETTY MEILING WONG			5 HEATHER DR	MILTON	MA	02186
46-BL209	KOSINSKI CORRIN T			45 MAIN ST UNIT 209	WAREHAM	MA	02571
46-BL202	FERREIRA LAURA L			45 MAIN ST UNIT 202	WAREHAM	MA	02571
46-BL205	SEYFERT SHERYL			447 DAVISVILLE RD	E FALMOUTH	MA	02536
46-BL206	MUEHLMANN K HEINZ			100 RAFFAELE DR	WALTHAM	MA	02452
46-BL24	LACHANCE LUC R		LACHANCE ELAINE P TRUSTEES	2473 MONROE TERRACE	THE VILLAGES	FL	32162
46-BL207	DEANE PATRICK A			45 MAIN ST UNIT 207	WAREHAM	MA	02571
46-BL204	GLMRE LLC			32 BAY STREET	BUZZARDS BAY	MA	02532
46-BL108	DLOUHY RALPH L JR			53 MAIN ST UNIT 108	WAREHAM	MA	02571
46-BL37	LELIEVRE BRIAN J			99 OAKLAND ST	MEDWAY	MA	02053
46-BL113	HART WILLIAM P & BEVERLY C			PO BOX 39	S YARMOUTH	MA	02664
46-BL118	TUCKER ALYSSA			45 MAIN ST UNIT 302	WAREHAM	MA	02571
46-BL302	DRESSER JENNIFER+CORBETT NICOLE		ROSE NICHOLAS JR + VERNA C LIFE EST	45 MAIN ST UNIT 302	WAREHAM	MA	02571
46-BL219	AUGUSTSON FAMILY REVOCABLE & TRUST			45 MAIN ST UNIT 219	WAREHAM	MA	02571
46-BL114	KEATING ANN TRUSTEE OF KIZER		REALTY TRUST 1	45 MAIN ST. UNIT 114	WAREHAM	MA	02571
46-BL31	WRIGHT DOMINIQUE			51 BLISSFUL LN	E WAREHAM	MA	02538
46-BL107	BACCHIOCCHI ROBERT D		MITCHELL TAYLOR M	45 MAIN ST UNIT 107	WAREHAM	MA	02571
46-BL1	CROSSROAD PROPERTIES LLC			166 SHORE RD	BOURNE	MA	02532
46-BL116	BROWNING JOHN H		BROWNING SALLY A TRUSTEES	45 WARREN POINT RD	WAREHAM	MA	02571
46-BL32	PILOTTE ZACHARY			45 MAIN ST UNIT 32	WAREHAM	MA	02571
46-BL223	WEINGARTEN DAVID			1223 E BLUEBELL LN	TEMPE	AZ	85291
46-BL212	BAUM MICHELLE A TRUSTEE		RJMA REALTY TRUST	10 PETER COOPER DR	WAREHAM	MA	02571

Project Narrative & Impact Assessment Report

For

“Site Development Plan”

59 Main Street
Wareham, MA

Prepared for

Warren QOBZ LLC

18 Church Street
P.O. Box 1206
Carver, MA 02330

Prepared by

G.A.F. Engineering, Inc.

266 Main Street
Wareham, MA 02571

November 22, 2021

G.A.F. Job No. 20-9438

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Project Site

The site is located within the Town's Wareham Village 1 Zoning District. The existing site is undeveloped (previously developed land). This property was selected for use as the development site partially because the land area meets the clients building program and adequate utilities and waterfront access.

The property is bordered by Main Street on the west, Besse Park to the north. The Wareham River to the east, and the British Landing Condominiums to the south.

There are jurisdictional wetland resources on the property. It is not located within Priority Habitat mapped by the Natural Heritage Endangered Species Program.

Permitting required for this project is limited to Site Plan Review/Special Permit from the Wareham Planning Board. A Notice of Intent will be filed with the Wareham Conservation Commission as required under the SPR procedures. Once the permit is issued by the Planning Board the owner will apply for a building permit. Construction is expected to begin in the Winter of 2022.

Project Description

The project consists of the construction of a 6500 square foot restaurant, 26 x 60 open pavilion, and 1500 square foot office commercial space in three (3) separate structures. Access to the site will be via two (2) separate driveway entrances at the North and South end of the site. Parking for 46 vehicles will be provide to serve the patrons of the Marina and restaurant as well as the 1500 square foot commercial building. New water, sewer, electric, and gas services will be provided to the restaurant and commercial building. New sewer connections will be provided to each building with grease traps provided as pretreatment measures used prior to connection to the municipal system.

The stormwater management system has been modified to accommodate the increased development of the lot. Several types of "Best Management Practices", or BMPs, have been specified in order to comply with the Massachusetts Stormwater Handbook and Town of Wareham regulations. A detailed description and calculations are provided in the Stormwater Management Report. The report documents the compliance of the design and protection provided for adjacent downstream properties.

In summary the successful completion of this expansion to an existing business will provide increased revenue and employment within the Town of Wareham consistent with the applicable Zoning and prior master planning efforts.

Environmental Impact Statement - Impacts and Mitigation

Town Services

There is no anticipated increase in demand for municipal services in association with the expanded site development. The new building and site work will significantly increase the value of the property. The project will create construction phase employment, increase long-term employment, and increase tax revenue to the Town of Wareham.

Mitigation: None required.

Water System

A four-inch fire service and two-inch domestic water line will be connected to the new building. The Town water distribution system will not be impacted by the project. It is estimated that actual domestic water use will be in the range of 1500-2000 gallons per day.

Mitigation: None required.

Sanitary Sewer System

This area of Wareham is provided with municipal sewer available in Main Street. The new buildings will be connected to the municipal sanitary sewage collection system. Two new dog house style manholes will be constructed on the existing sewer line. Kitchen waste will be directed into grease traps for pretreatment prior to connection to the municipal system.

Mitigation: None required.

Parks and Recreation

The project is classified as a restaurant which is an allowed use in the Wareham Village I Zoning District. The expanded development of the lot will not impact the current inventory of parks and recreational areas within the Town of Wareham. A small marina is proposed which will provide for water-based recreation. The site is adjacent to existing town owned open space.

Mitigation: None required.

Police Protection

The police department currently patrols the area periodically and in response to specific calls. The site includes security fencing and lighting. No increase in the frequency of patrols is anticipated.

Mitigation: None required.

Fire Protection

The restaurant building will be provided with an automatic sprinkler fire protection system. An existing fire hydrant is located between the existing building and Main Street at the southerly end of the project. The site is readily accessible by emergency vehicles. Once the plans have been filed with the Planning Board and officially submitted to the Fire Inspector an official determination will be provided.

Mitigation: None required.

Schools

The proposed use will not generate additional demands on the school department as no new school age children will be introduced as a result of this project.

Mitigation: None required.

Traffic

Traffic to and from the site will increase during construction and as a result of the additional employees working in the new facility. Approximately 20-25 additional total employees are anticipated. Employees will be scheduled on shifts. Each employee generates a minimum of 2 vehicle trips per day. Construction phase traffic and deliveries of raw materials and finished products predominantly arrive and depart from south of the site. Total vehicle trips to the site will vary based on season of the year.

Mitigation: None required.

Ecology of the Site

Land

This property is currently undeveloped and was once the site of a lumber yard. The proposed use is consistent with the Town's Zoning By-Laws. The site will be improved with new buildings, parking lot, lighting, stormwater management systems

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and site landscaping. Soils on the property are comprised of glacial tills (hydrologic Soil Group B) which is conducive to the infiltration of stormwater runoff. The total lot coverage is proposed to be less than 65%, building coverage is 20.5%. A planted landscape buffer complying to the Zoning By-Law is provided along property lines and street lines buffer of natural trees will be preserved along the property lines.

Mitigation: None required.

Surface Water

The site is bordered by the Wareham River to the east. Stormwater runoff flows away from Main Street toward the east. The runoff from the buildings and paved surfaces will be collected, treated, and infiltrated within pea stone trenches and an infiltration basin in accordance with the MassDEP Stormwater Management Standards as a redevelopment project. Surface runoff will be treated to the maximum practical degree.

Mitigation: Per DEP Stormwater Standards for Redevelopment.

Groundwater

This project will be developed without significant changes in topography. Several underground storage systems and infiltration basins will store and infiltrate runoff within the property. No removal or withdrawal of groundwater is proposed.

Mitigation: No additional mitigation required.

Air Quality

Minimal impact due to construction phase vehicle emissions and potential dust from excavation and site grading. Cooking activities will be performed within the proposed buildings odors associated with these activities are likely to occur. No long-term adverse air quality impacts will result from this project.

Mitigation: None required.

Noise

The use will not generate any significant discernable noise in outside areas. There will be short term noise from the construction phase of the project. Noise from customers entering/leaving the site will create noise consistent with that associated with village type activities.

Mitigation: No additional mitigation required/Order of Conditions Required.

Wetlands

There are jurisdictional wetland areas on the property and in the immediate area. A Notice of Intent will be filed with the Wareham Conservation Commission for review and confirmation of the Wetlands Performance Standards as required by the Site Plan Review approval process.

Mitigation: No mitigation required.

Wildlife

There will be no appreciable impact to wildlife, since the project is located on a previously developed parcel of land. The total lot disturbance is less than allowed by Zoning.

Mitigation: No further mitigation required.

Rare Species

The site is not located within a mapped Priority Habitat of Rare Species as determined by the Natural Heritage Endangered Species Program.

Mitigation: No mitigation required.