



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

266 MAIN ST.
WAREHAM, MA 02571

TEL 508.295.6600
FAX 508.295.6634

February 14, 2022

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 – 3 Kendrick Road
3 Kendrick Road, LLC
Map 108 Lot 1006.C
G.A.F. Job No.: 21-9731

Dear Planning Board Members,

G.A.F. Engineering, Inc., on behalf of our client 3 Kendrick Road, LLC, hereby submits the following materials which comprise our application for Site Plan Review.

- Site Development Plans dated February 10, 2022. (14 sets)
- Stormwater Report dated February 10, 2022. (2 copies)
- Site Plan Review Application (14 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 one hundred dollars (\$100.00)
- Abutter notification fee (\$115.77)

A portion of the project site is currently developed with a building and parking lot constructed in 1983. The project consists of the construction of a six thousand square foot building addition, freezer, and associated access drive, utilities, and shipping and receiving docks. The building addition and portions of the existing building will be used to manufacture crumpets. The remainder of the existing office building will be leased to a suitable tenant. 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.
bill@gafenginc.com

cc: 3 Kendrick Road, LLC
Town Clerk

APPLICATION FOR SITE PLAN REVIEW

Applicant: Name: 3 Kendrick Road, LLC

Mailing Address: P.O. Box 1135, Marion, MA 02738

Telephone: 508-930-8913

Project: Street & Number: 3 Kendrick Road

Assessor's Map: 108 Lot(s): 1006.C

Dwelling Units #: N/A

Parking Spaces #: 40

Acres: 2.76± Square feet commercial space: 16,694 + 6,000

Addition

Briefly describe project: The project consists of the construction of a 6,000 sf building addition, storage freezer, access drive, and shipping and receiving docks. The building addition and portions of the existing building will be used to manufacture crumpets. The remaining office space will be leased to a suitable tenant.

Date: 2-11-2022

Signature of Applicant: 

***Signature of approval needed from Treasurer-Collector prior to processing application**

Treasurer-Collector: _____ Date: _____

APPLICATION FOR SITE PLAN REVIEW

List of Abutters:

Please list the names of all abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list.

Thomas Fielding & Patricia Hardy et al Trustees, 2432 Cranberry Highway, Wareham, MA 02571

Wareham Community Development Authority, 54 Marion Road, Wareham, MA 02571

Wareham Economic Development & Industrial Corporation, 54 Marion Road, Wareham, MA 02571

Carol Case 2/2/18 LLC, P.O. Box 100, W. Wareham, MA 02576

Wareham Medical, LLC, 183 Nanaquaket Road, Tiverton, RI 02878

Saltmarsh Realty Trust, 1 Kendrick Road, Wareham, MA 02571

SLKEV Limited Partnership, 1 Thacher Lane, Wareham, MA 02571

Von Ehrenreich Family Kendrick, LLC, P.O. Box 639, W. Wareham, MA 02576

Wooden Boat Center, Inc., 3 Thacher Lane, Wareham, MA 02571

Thacher Road Realty, LLC, P.O. Box 639, W. Wareham, MA 02576

BTE 6 Thacher LLC, 7830 W. Alameda Ave, Suite 103-225, Lakewood, CO 80226

The Lipine Court Nominee Trust, c/o UIRC 15700 W. 103rd Street, Lemont, IL 60439



ENGINEERING,
INC.



ENGINEERS
SURVEYORS

Project Narrative & Impact Assessment Report

For

“Site Development Plan”

3 Kendrick Road
Wareham, MA

Prepared for

3 Kendrick Road, LLC

P.O. Box 1135
Marion, MA 02738

Prepared by

G.A.F. Engineering, Inc.

266 Main Street
Wareham, MA 02571

266 MAIN ST.
WAREHAM, MA 02571

TEL 508.295.6600
FAX 508.295.6634

February 10, 2022

G.A.F. Job No.: 21-9731



Table of Contents

Project History	1
Project Site	1
Project Description.....	1
Environmental Impact Statement Impact and Mitigation.....	2
Town Services.....	2
Water System.....	2
Sanitary Sewer System	2
Parks and Recreation.....	2
Police Protection	2
Fire Protection.....	3
Schools.....	3
Traffic	3
Ecology of the Site.....	3
Land	3
Surface Water.....	4
Groundwater	4
Air Quality	4
Noise	4
Wetlands	4
Wildlife	5
Rare Species.....	5

Project History

The property is a 2.76 Acre parcel of land at the corner of Kendrick Road and Thacher Lane within one of the Town's Industrial Zoned business parks. The existing building consisting of offices and warehouse space was constructed in 1983.

The current owner and developer of the project purchased the property in November of 2021. The purpose of the project is to create the ability to manufacture crumpets and lease the remaining office space to a suitable tenant.

Project Site

The project site is developed with a building, parking lot, and one loading dock. There is one access drive off of Kendrick Road. The lot has frontage on Thacher Lane along the northern property line. The abutting lots to the east and south are developed with commercial and industrial businesses.

The property is upland with the closest wetland resource area several hundred feet away to the south and southeast. The developed portion of the lot is relatively flat. The topography of the woods and lawn areas along the perimeter of the property is higher than the adjacent roads and abutting properties. The existing stormwater management system is limited to two existing catch basins which are piped to the drainage system in Thacher Lane.

Project Description

The project consists of the construction of a six thousand square foot building addition. The building addition and portions of the existing building will be used to make crumpets. A storage freezer will be installed along with two new shipping and receiving docks. A second access drive will be constructed from Thacher Lane in order to provide adequate site circulation for trailer trucks. The Kendrick Road access drive and that portion of the parking lot will remain unchanged. The total amount of parking provided is forty spaces.

Development of the project will result in a significant reduction in stormwater runoff rates and volumes to Thacher Lane and the abutting properties. The installation of an infiltration basin and crushed stone infiltration trench provides the opportunity to disconnect the existing connection to the system in Thacher Lane and provides enhanced water quality treatment.

The stormwater management system has been designed to provide compliance 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 project will enhance the property and benefit the Town by providing 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 building addition 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

No new water service connections are necessary for the project. Water for the bakery will be provided by extending a line from the existing building.

Mitigation: None required.

Sanitary Sewer System

A new sewer connection will be installed from the building addition to the sewer main in Thacher Lane. A three thousand gallon grease trap will be installed for the kitchen waste. A sewer connection permit will be obtained from the Wareham Sewer Commissioners.

Mitigation: None required.

Parks and Recreation

The project is located within an Industrial zoned business park. It will not impact the Town's inventory of parks and recreation areas.

Mitigation: None required.

Police Protection

The police department currently patrols the area periodically and in response to specific calls. The building is equipped with an alarm system. The proposed use of the facility does not create an increased risk of crime. No increase in the frequency of patrols is anticipated.

Mitigation: None required.

Fire Protection

The building code dictates what portions of the building and addition are required to include a sprinkler system. Access for fire apparatus is provided to all sides of the building. Hydrants are nearby in Thacher Lane and Kendrick Road. Development of this project on land which has been occupied with industrial uses since 1983 will not increase the workload or staffing needs of the Fire Department.

Mitigation: None required.

Schools

The proposed use will not generate additional demands on the school department.

Mitigation: None required.

Traffic

The existing parking lot is striped for sixty-two parking spaces. The proposed project is required to have thirty-six spaces. A total of forty spaces are provided. This implies that past uses of the property required more parking and therefore generated more traffic during peak commuting times than the proposed project will.

In order to improve circulation and access to the loading docks a second access drive is proposed to provide access to Thacher Lane. Trucks will enter the site from Kendrick Road and exit onto Thacher Lane. The intersection of Thacher Lane and Kendrick Road is controlled by a stop sign. This project will not generate additional traffic when compared with past uses of the property.

Mitigation: None required.

Ecology of the Site

Land

This property is currently developed with an existing building and parking areas. The proposed use is consistent with the Town's Zoning By-Laws. The site will be improved with the building addition, parking lot, lighting, stormwater management system and site landscaping. Soils on the property are comprised fine to medium sand which is conducive to the infiltration of stormwater runoff. The total lot coverage is proposed to be 50.1%. The maximum allowed is 70%. A minimum 10' wide buffer of natural trees and/or landscaping will be preserved along the property lines.

Mitigation: None required.

Surface Water

There are no surface waters on or adjacent to the proposed site. The stormwater management system design results in significant reductions in peak rates and volumes of runoff to the system in Thacher Lane.

Mitigation: No additional mitigation required.

Groundwater

This project will result in a significant increase in stormwater infiltration and groundwater recharge. The runoff will be pretreated with proprietary structures to reduce total suspended solids (tss) prior to entering the infiltration basin. An infiltration basin is one of the best management practices for reducing tss, nitrogen, and phosphorous.

Mitigation: No additional mitigation required.

Air Quality

Minimal impact due to construction phase vehicle emissions and potential dust from excavation and site grading. No long-term air quality impacts will result from this project.

Mitigation: None required.

Noise

The establishment of a bakery and use of the existing office space will not create noise levels above those generated from heating and cooling units. There will be short term noise from the construction phase of the project. This is consistent with activities which are allowed in the industrial activity zones in the Town.

Mitigation: No additional mitigation required.

Wetlands

There are no jurisdictional wetland areas on the property or in the immediate area. A Request for Determination of Applicability will be filed with the Wareham Conservation Commission for confirmation 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 coverage 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: None required.

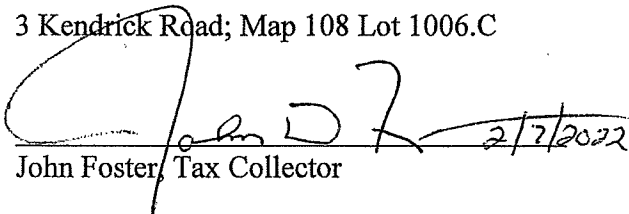
TOWN OF WAREHAM ABUTTERS										
MAP 108 LOT 1006/C 300'										
OWNER 3 KENDRICK RD LLC										
MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE				
108-1016	FIELDING THOMAS ET ALS	HARDY PATRICIA A ET AL TRUSTEES	2432 CRANBERRY HWY	WAREHAM	MA	02571				
108-1006/B	WAREHAM COMMUNITY DEVELOPMENT	AUTHORITY	54 MARION RD	WAREHAM	MA	02571				
108-1006/I	WAREHAM ECONOMIC DEVELOPMENT	AND INDUSTRIAL CORPORATION	54 MARION RD	WAREHAM	MA	02571				
108-1006/M2	CAROL CASE 2/2/18 LLC	C/O MCCARTHY PROPERTIES	PO BOX 100	WAREHAM	MA	02576				
108-1018/A	WAREHAM MEDICAL LLC		183 NANAQUAKET RD	TIVERTON	RI	02878				
108-1006/D	STIMSON PATRICIA B TRUSTEE OF	SALTMARSH REALTY TRUST	1 KENDRICK ROAD	WAREHAM	MA	02571				
108-1006/C	3 KENDRICK RD LLC		3 KENDRICK RD	WAREHAM	MA	02571				
108-1006/G	SLKEY LIMITED PARTNERSHIP		1 THACHER LN	WAREHAM	MA	02571				
108-1006/R-5	VON EHRENRICH FAMILY KENDRICK	LLC	PO BOX 639	WAREHAM	MA	02576				
108-1006/H	WOODEN BOAT CENTER INC		3 THACHER LN	WAREHAM	MA	02571				
108-1006/E	THACHER ROAD REALTY LLC		4 THACHER LN	WAREHAM	MA	02571				
108-1006/Q1	BTE 6 THATCHER LLC		7830 W. ALAMEDA AVE STE 103-225	LAKEWOOD	CO	80226				
108-1006/Q4	CAMELIA LN LLC TRUSTEE &	THE LIPINE COURT NOMINEE TRUST	C/O UIRC 15700 W 103RD ST	LEMONT	IL	60439				
CERTIFIED ABUTTERS AS THEY										
APPEAR ON OUR TAX ROLLS										
AS OF 2/17/2022										
ASSESSORS OFFICE										
REQUESTED BY										
BOB ROGERS GAF ENGINEERING, INC.										
508 295-6600										
BOB@GAFENGINE.COM										

By: Bob Rogers

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that 3 Kendrick Road, LLC (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, same, is up to date on taxes on all properties he/she owns in the Town of Wareham.

3 Kendrick Road; Map 108 Lot 1006.C

 2/7/2022
John Foster, Tax Collector

Town of Wareham Site Plan Review
Application Checklist

Applicability: All new commercial and/or industrial structures or developments, multiple Family dwellings, apartment houses, changes in use, reconstruction, alteration, or extension of Existing uses, structures and/or developments. All developments of any type (i.e. subdivision) on 30 acres or greater.

Name of Site: 3 Kendrick Road, LLC **Date:** February 10, 2022

Owner(s): 3 Kendrick Road, LLC

Address: P.O. Box 1135, Marion, MA 02738

Telephone Number: 508-930-8913

Developer(s): 3 Kendrick Road, LLC

Address: P.O. Box 1135, Marion, MA 02738

Telephone Number: 508-930-8913

Relationship between Developer & Property Owner: Owner is developer

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: Cape Building Systems, Inc., 13 Industrial Drive, Mattapoisett, MA 02739

Landscape Architect: E.A. Fuller

ITEM	COMPLETED
Application filed with Planning Board and Zoning Board (in case of Special Permit)	X
Copy filed with Town Clerk	
Preliminary plan and supplementary materials (14 copies)	
Filing fee	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" = 2000')	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	X
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)	N/A
All contiguous land owned by the applicant or by owner of property	X
Photographs of site (8" by 10") – at discretion of Permitting Authority	
EXISTING FEATURES	
(Scale 1"=20', 1"=40', or 1"=100' where practical and appropriate to the size of the proposal) Must include at minimum the following:	
1. Existing Natural Features	
a. Tree line of natural area;	X
b. Individual trees 18" dbh or over;	
c. Bogs or agricultural areas;	N/A
d. All wetlands protected under 310 CMR 10.02 (1) (a-d); floodplain (100 year) with base flood elevation data;	N/A
e. Contour lines (2' intervals);	X
f. General soil types.	X
2. Existing Man-Made Features	
a. Vehicle accommodation areas; streets, roads, private ways, walkways;	X
b. Curbs, gutters, curb cuts, drainage grates;	X
c. Storm drainage facilities including manholes;	X
d. Utility lines including water, sewer, electric, telephone, gas, cable TV;	X
e. Fire hydrants and location of dumpsters;	X
f. Buildings, structures, and signs (free standing) including dimensions of each;	X
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;	N/A
• 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 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;	N/A
• 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 indication 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.	
IMPACT STATEMENT	
Part One: Description of impact of proposed development on all applicable town services including but not limited to schools, sewer service, water system, parks, fire, and police protection; roads in the immediate vicinity of proposed development (include estimate of both peak and average daily traffic count); and the ecology of the area within the site and any significant off-site impacts.	X
Part Two: Description of actions that have been taken to mitigate the impacts described in part one.	X

Town of Wareham

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check One: Variance Special Permit Site Plan Appeal

Date stamped in: _____ Date decision is due: _____

Applicant's Name: 3 Kendrick Road, LLC

Applicant's Address: P.O. Box 1135, Marion, MA 02738

Telephone Number: 508-930-8913

Cell Phone Number: 508-930-8913

Email Address: henrydejesus5@aol.com

Address of Property/Project: 3 Kendrick Road, Wareham, MA

Landowner's Name: 3 Kendrick Road, LLC

Owner's Address: P.O. Box 1135, Marion, MA 02738

Telephone Number: 508-930-8913

Contact Person: Henry Dejesus Telephone Number: _____

Map 108 Lot 1006.C Zone Industrial

Date Approved _____ Date Denied _____

Comments: _____

