



~~February 2, 2024~~
Revised February 20, 2024

C19495.00

Town of Wareham
Planning and Community Development
Attn: Kenneth Buckland, Director
54 Marion Road
Wareham, MA 02571

By Email & Hand Delivery

Re: **Site Plan Review**
Proposed church/place of worship
Grace Lighthouse Fellowship
2703 & 2703R Cranberry Highway
Wareham, MA
Map 133, Parcels 1000/B1 & 1000/C

Dear Mr. Buckland and Board Members:

On behalf of our client, Grace Lighthouse Fellowship, we are submitting 9 copies of a Site Plan Review Application Filing Package and an original check for filing fees. The following items are enclosed:

- Wareham Building Department Denial Letter, dated 2/20/2024
- Tax Verification Form
- Site Plan Review Application and Checklist
- Certified Abutters lists (2)
- Project Narrative
- Crawford Land Management Supplemental Narrative
- Photos of modular buildings
- Wareham Assessors Field Data Cards (2)
- Property Deeds (2)
- Stormwater Report (attached separately)
- Lighting Specifications Sheets
- Coastal Engineering Co., Inc. (now part of Tighe & Bond) Site Plan Set, (21 sheets) dated 01/30/2024
- Catalyst Architecture/Interiors Life Safety Plan, dated 2/15/2024

Please schedule this for the next available public hearing. If you have any questions or require additional information, please give our office a call. Thank you.

Sincerely,

COASTAL ENGINEERING CO., INC.

Carla A. Davis

Enclosures: as stated

cc: Grace Lighthouse Fellowship
Law Office of Michael D. Ford
Catalyst Architect Interiors
Jenick Studio/Crawford Land Management
Sean M. Riley, Project Manager

Parcel 133-1000

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that Grace Lighthouse Fellowship (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 Grace Lighthouse Fellowship (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.

 2/15/2024
John Foster, Tax Collector



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

Paul Turner
Director of Inspectional Services

February 20, 2024

Mr. Richard Conway
31 Sidewinder Road
East Falmouth, Massachusetts 02536

RE: 2703 Cranberry Highway / Map 133, Lot 1000 B1

I have reviewed your Building Permit application B-24-65, submitted February 7, 2024, to “place modular buildings on engineered piers. Modifying interior of buildings to suite new owner’s specification including architectural access requirements” located at 2703 Cranberry Highway, Wareham, Massachusetts. At this time I must deny your request.

Your application is being denied under the following section of the Wareham Zoning By-Laws:

Article 15: Site Plan Review;

1520 APPLICABILITY

Any new development expansion, or change of use other than a single-family or two family residence which would, under the parking schedule “Number of Parking Spaces Required” of Section 920, require ten (10) or more parking spaces, regardless of the number of parking spaces existing on the premises, shall be permitted only upon the issuance of a Special Permit from the Planning Board for Site Plan Review. In addition, any development of any type on 30 acres or greater shall be subject to Section 1510. A Special Permit shall be granted only if the Special Permit Granting Authority finds that it is consistent with the purposes outlined in Section 1510 of this By-Law.

The Special Permit Granting Authority (SPGA) under Section 1510 of this By-Law shall be the Planning Board provided, however, that where the applicable development requires a Special Permit, Comprehensive Permit or Variance from the Board of Appeals, the Special Permit Granting Authority (SPGA) under Section 1510 of this By-Law shall be the Board of Appeals. Special Permits under this Section 1510 shall be granted only in conformance with this Section 1510 and Section 1450 of the Wareham Zoning By-Law and the requirements of MGL Chapter 40A, Section 9. Applications shall be accompanied by at least fourteen (14) prints of the plans of the proposal.

Therefore, a Special Permit must be secured from the Planning Board in order to proceed with your application.

The subject dwelling is located in CG zoning district.

Respectfully,



Paul H. Turner
Building Commissioner
Zoning Enforcement Officer

It is the owners' responsibility to check with other departments to ensure full compliance.

In accordance with the provisions of MGL chapter 40A §§ 15, you may apply to the Zoning Board of Appeals for the above noted relief within thirty (30) days of receipt of this letter.

APPLICATION FOR SITE PLAN REVIEW

Page 1

Applicant: Name: Grace Lighthouse Fellowship

Mailing address: P.O. Box 1, Wareham, MA 02571

Telephone: 508-415-6927

Project: Street & Number: 2703 Cranberry Highway

Assessor's Map: 133 Lot(s) 1000/B1 & 1000/C

Dwelling Units # N/A

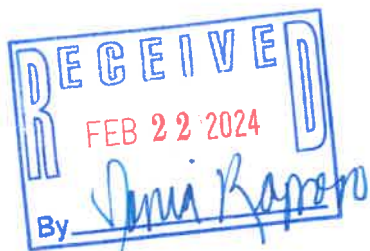
Parking Spaces # 75 spaces / 4 ADA spaces

Acres: 2.4 Square Feet Commercial Space: _____

Briefly describe project: Proposed Church/Place of Worship - See attached narrative

Date: 02/02/2024

Signature of Applicant: David M. Byrne - PASTOR



RECEIVED

FEB 22 2024

**TOWN OF WAREHAM
BOARD OF HEALTH**

**WAREHAM TOWN CLERK
2024 MAR 4 PM 1:23**

**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) Grace Lighthouse Fellowship

Applicant's address P.O. Box 1 Wareham MA 02571

Telephone number 508-415-6927

Address of property 2703 Cranberry Highway

Landowner's name Grace Lighthouse Fellowship

Owner's address P.O. Box 1 Wareham MA 02571

Telephone number 508-415-6927

Contact person Pastor Dave Telephone 508-415-6927

Map # 133 Lot # 1000/B1 & 1000/C Zone _____

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 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:

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

N/A All wetlands protected under CMR 10.02 (1) (a-d)

N/A Flood plain (100 years) with base flood elevation data

X Contour lines (2' intervals)

X General soil types - **See attached narrative**

2b. EXISTING MANMADE FEATURES

X Vehicle accommodation areas

X Street, roads, private ways, walkways

X Curbs, gutters, curb cuts, drainage grates

X Storm drainage facilities, including manholes

X Utility lines, including water, sewer, electric, telephone, gas, cable TV

X Fire hydrants and location of dumpsters

X Building, structures, and signs (free standing), including dimensions of each

X Existing light fixtures

2C. EXISTING LEGAL FEATURES

X Zoning of property (district lines)

X Property lines (with dimensions identified)

X Street right of way lines

X Utility or other easement lines

X 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:

- X Square feet in every new lot
- X Lot dimensions
- X 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
- X Building elevations (side, front, and back for a typical unit) showing building height and any proposed wall signs
- X Location, dimensions, and designated use for all recreation areas
- X Location and dimension of all open space; indicate whether open space is to be dedicated to public use or to remain private
- X 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 location
- X Dumpster (trash collection facilities)
- X New contour lines resulting from earth movement (at 2' intervals) and indications of types of ground cover and other precautions to stabilize slopes
- X Vehicle parking, loading, and circulation areas showing dimensions
- X 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.

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: 2703 Cranberry Highway Date: 02/02/24
 Owner(s): Grace Lighthouse Fellowship
 Address: 2703 Cranberry Highway
 Telephone Number: _____ Cell Phone: 508-415-6927

Developer(s): Mike Manchuk DBA Coastal Carriers
 Address: 173 Webbers Path, West Yarmouth, MA 02673
 Telephone Number: 508-3601866 Cell Phone: _____

Relationship between Developer & Property Owner: Business Contact

Surveyor: Coastal Engineering Co., Inc. now a part of Tighe & Bond
 Engineer: Coastal Engineering Co., Inc. now a part of Tighe & Bond
 Architect: Catalyst Architects
 Landscape Architect: Jenick Studio

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)	X
Copies filed with Town Clerk	X
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	X
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. 	N/A
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 <ol style="list-style-type: none"> Tree line of natural area; Individual trees 18" dbh or over; Bogs or agricultural areas; All wetlands protected under 310 CMR 10.01 (1) (a-d); floodplain (100 year) with base flood elevation data; Contour lines (2' intervals); General soil types. 	X
2. Existing Man-Made Features <ol style="list-style-type: none"> Vehicle accommodation areas; streets, 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; Buildings, structures, and signs (free standing) including dimensions of each; Exterior lighting features. 	X
3. Existing Legal Features <ol style="list-style-type: none"> Zoning of property (district lines); Property lines (with dimensions identified); Street right-of-way lines; Utility or other easement lines; Monuments. 	X

DEVELOPMENT PLAN	
Proposed changes to existing natural features, existing man-made features, and existing legal features including the following;	X
• 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;	X
• Location and dimension of all open space (indicate whether such open space is to be dedicated to public use or remain private);	X
• 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);	X
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;	X
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;	X
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;	X

Part Two: Description of actions that have been taken to mitigate the impacts described in Part One.



TOWN OF WAREHAM
PLANNING BOARD

APPLICATION FOR A PUBLIC HEARING FOR A SPECIAL PERMIT

Certain uses are allowed in several zoning districts only by means of a Special Permit from the Planning Board. Those uses are indicated in the Wareham Zoning By-Laws. To apply for a Special Permit from the Planning Board, please do the following:

- o Complete this form.
- o Complete information packets. (Directions attached)
- o Submit application form and packet to Town Clerk for signature.
- o Submit application form and packet to Town Collector for signature.
- o Submit completed form, packets, and appropriate fees** to the Planning Board secretary.

**Permits may be issued only after a public hearing. There is a filing fee of \$300.00 per lot, per application for all non-conforming residential lots, whether built upon or not. There is a filing fee of \$750.00 per lot, per application for all commercial applications. In the case of a multi-family development, the fee is \$300.00 plus an additional \$50.00 for every unit over two (2). Please make check payable to the Town of Wareham.

**A check to cover two (2) legal advertisements for the public hearing should be made payable to Wareham Week in the amount of \$ 150.00.

**The applicant will also be responsible for the costs of sending out abutter notifications by Certified Mail. The cost is \$8.53 per certified letter to each abutter. Please see Planning Board secretary for cost of mailings. Please make check payable to the Town of Wareham.

I hereby apply for a Variance/Special Permit for a use to be made of the following described place:

STREET & NUMBER: 2703 Cranberry Highway **MAP:** 133 **LOT:** 1000/B1 &1000/C

ZONING DISTRICT: SC

USE REQUESTED: Place of Worship

OWNER OF LAND & BUILDING: Grace Lighthouse Fellowship **TEL.#** 508-415-6927

ADDRESS OF OWNER: P.O. Box 1, Wareham, MA 02571

PERSON(S) WHO WILL UTILIZE PERMIT: Pastor Dave Beguerie & Grace Lighthouse Church

ADDRESS: 2703 Cranberry Highway, Wareham, MA

DATE: 03/05/2024 **SIGNATURE:** *D. M. Beguerie* PASTOR

This application was received on the date stamped here:

WAREHAM TOWN CLERK
2024 MAR 5 PM5:04

Town Clerk:	_____	Date:	_____
Tax Collector:	<u><i>see form</i></u>	Date:	<u><i>2/15/2024</i></u>
Planning/Zoning Dept.:	<u><i>Jenna Rapar</i></u>	Date:	<u><i>2/22/2024</i></u>
Application fee paid:	_____	Check #:	_____
Advertising fee paid:	_____	Check #	_____
Abutters fee paid:	_____	Check #	_____
		Receipt:	_____
		Receipt:	_____
		Receipt:	_____

TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check Applicable: Special Permit Site Plan Appeal

Date stamped in: _____ Date decision is due _____

Applicant's Name: Grace Lighthouse Church

Applicant's Address: P.O. Box 1, Wareham, MA 02571

Telephone Number: 508-415-6927

Cell Phone Number: _____

Email Address: pastor@gracelighthousechurch.org

Address of Property/Project: 2703 Cranberry Highway, Wareham, MA

Landowner's Name: Grace Lighthouse Fellowship

Owner's Address: P.O. Box 1, Wareham, MA 02571

Telephone Number: 508-415-6927

Contact Person: Pastor Dave Beguerie Telephone Number: 508-415-6927

Map 133 Lot 1000/B1 & 1000/C Zone SC

Date Approved _____ Date Denied _____

Comments: _____



Town Of Wareham Assessors Office

Request for Abutters List

Contact Information

Carla Davis, Coastal Engineering Co. (now part of Tighe & Bond)

Phone 508-255-6511

Email cdavis@tighebond.com

Date of Request

01/26/2024

Property Information

Owners Name Grace Lighthouse Fellowship

Property Location 2703-R Cranberry Highway, Wareham

Map/Lot 133 / 1000/C /

Distance Required

Direct

100'

300'

500'

RECEIVED

JAN 29 2024

**TOWN OF WAREHAM
ASSESSING DEPARTMENT**

Which Board are you appearing before?

Planning Board - 200' (per SPR regs)

PLEASE ALLOW 7-10 DAYS FOR PROCESSING

RECEIVED

**TOWN OF WAREHAM
ASSESSING DEPARTMENT**



Town Of Wareham Assessors Office

Request for Abutters List

Contact Information

Carla Davis, Coastal Engineering Co. (now part of Tighe & Bond)

Phone 508-255-6511

Email cdavis@tighebond.com

Date of Request

01/26/2024

Property Information

Owners Name Grace Lighthouse Fellowship

Property Location 2703 Cranberry Highway, Wareham

Map/Lot 133 / 1000/B1 /

Distance Required

Direct

100'

300'

500'

Which Board are you appearing before?

Planning Board - 200' (per SPR regs)

PLEASE ALLOW 7-10 DAYS FOR PROCESSING

RECEIVED

JAN 29 2024

**TOWN OF WAREHAM
ASSESSING DEPARTMENT**

TOWN OF WAREHAM ABUTTERS

MAP 133 LOTS 1000/C + 1000/B1 200'

OWNER GRACE LIGHTHOUSE FELLOWSHIP

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
115-0-1	POWER MICHAEL	2714 CRANBERRY HWY,	WAREHAM, MA	02571
115-0-10	FLORINDO JOAN C,	4 SPRING AVE,	WAREHAM, MA	02571
115-0-11	FANIEL SHARON L,	6 SPRUCE ST,	WAREHAM, MA	02571
115-0-13	SHERMAN MICHAEL E,	3 DIVISION AVE,	WAREHAM, MA	02571
115-0-15	STILL CHRISTOPHER G, ROCHESTER FRANCES M	4 DIVISION AVE,	WAREHAM, MA	02571
115-0-2	ROHRBACH CHARLES, ROHRBACH VICTORIA	2712 CRANBERRY HWY,	WAREHAM, MA	02571
115-0-3	VASCIANNIE HENRY	2710 CRANBERRY HWY,	WAREHAM, MA	02571
115-0-4	HOHL JARED W	2708 CRANBERRY HWY,	WAREHAM, MA	02571
115-0-5	MIRANDA SETH, MIRANDA ATHENA	2706 CRANBERRY HWY,	WAREHAM, MA	02571
115-0-6	PERRY WILLIAM R & EILEEN C, TR PERRY FAMILY NOMINEE TRUST	15 RHODE ISLAND RD,	LAKEVILLE, MA	02347
133A-0-B1	JACOBS MARY BETH,	7A MEADOWLARK DRIVE,	WAREHAM, MA	02571
133A-0-B2	LATHAM PETER R JR, LATHAM JOSEPH W	7B MEADOWLARK DR,	WAREHAM, MA	02571
133A-0-1	DEMARCO PAUL JR, DEMARCO ANGELA	1 PHEASANT AVE,	WAREHAM, MA	02571
133A-0-17	MCGONAGLE HUGH D, MCGONAGLE MARYANN	2 PHEASANT AVE,	WAREHAM, MA	02571
133A-0-18	KING GABRIEL A, KING SHELLEY M	4 PHEASANT AVE,	WAREHAM, MA	02571
133A-0-19	PENNINGTON HENRY B, PENNINGTON DORIS A	454 COUNTY RD,	WAREHAM, MA	02576
133A-0-2	BARBERO PETER J, BARBERO APRIL D	3 PHEASANT AVE,	WAREHAM, MA	02571
133A-0-20	HARDSOG WILLIAM G,	21 WHIPPOORWILL WAY,	WAREHAM, MA	02571
133A-0-21	GOMES RASHAUN AMADO, JOIA CAYLEEN	19 WHIPPOORWILL WAY,	WAREHAM, MA	02571
133A-0-22	KASPAR PAUL F, KASPAR JUDITH	121 FEARING HILL RD,	WAREHAM, MA	02576
133A-0-23	AYALA JOHN R, AYALA JOANNE	15 WHIPPOORWILL WAY,	WAREHAM, MA	02571
133A-0-24	SILVA KENNETH P, SILVA KAREN A	13 WHIPPOORWILL WAY,	WAREHAM, MA	02571
133A-0-3.1	DALLIS DANIELLE N	5 PHEASANT AVE UNIT 1,	WAREHAM, MA	02571
133A-0-3.2	CARMAN KIM	5B PHEASANT AVE UNIT 2	WAREHAM, MA	02571
133A-0-3.3	MARTIN CLAUDIA	5 PHEASANT AVE UNIT C	WAREHAM, MA	02571
133A-0-3.4	MOORE CAROLYN M,	5D PHEASANT AVE UNIT 4,	WAREHAM, MA	02571
133A-0-3.5	GLEICK MICHAEL A	31 POINT ST	BERKLEY, MA	02779
133A-0-45	ZION MARK A, ZION JANE C	18 WHIPPOORWILL WAY,	WAREHAM, MA	02571
133A-0-46	SMITH HOLLY	16 WHIPPOORWILL WAY,	WAREHAM, MA	02571
133A-0-47	FERRANTI JAMES N, FERRANTI ANTOINETTE M	184 PEARL ST,	SOMERVILLE, MA	02143
133A-0-48	OMALLEY JOHN R	12 WHIPPOORWILL WAY	WAREHAM, MA	02571

133-0-1000.C	GRACE LIGHTHOUSE FELLOWSHIP,		PO BOX 1,	WAREHAM, MA	02571
133-0-1000B3	DEMIRANDA MANUEL,		2648 CRANBERRY HWY,	WAREHAM, MA	02571
133-0-1000B1	GRACE LIGHTHOUSE FELLOWSHIP,		PO BOX 1,	WAREHAM, MA	02571
133-0-1000A	WAREHAM TECH GAS LLC,		2701 CRANBERRY HIGHWAY	WAREHAM, MA	00571
132-0-1046.C10	ARJAX WALTER MARTINEZ		2697 CRANBERRY HIGHWAY #10,	WAREHAM, MA	02571
132-0-1046.C11	HOLLAND ANN-MARIE, HOLLAND ROBERT D		53 HOLLY TREE LANE,	MIDDLEBORO, MA	02346
132-0-1046.C12	ALDEN SELENA,		2697 CRAN HWY #12,	WAREHAM, MA	02571
132-0-1046.C14	KELLEY MARINA ELIZABETH		2697 CRANBERRY HWY #14,	WAREHAM, MA	02571
132-0-1046.C15	SULLIVAN TAYNA		2697 CRAN HWY #15,	WAREHAM, MA	02571
132-0-1046.C16	EDGE RYAN D, GABRIEL SARAH M		2697 CRANBERRY HWY UNIT 16	WAREHAM, MA	02571
132-0-1046.C1	FERNANDES DAREN A,		1 SANDUSKY DR UNIT C1,	WAREHAM, MA	02571
132-0-1046.C2	SMITH ANNE K		2697 CRAN HWY #2,	WAREHAM, MA	02571
132-0-1046.C3	TREEFUL GREEN LIFE ESTATE		2697 CRANBERRY HWY UNIT 3C,	WAREHAM, MA	02571
132-0-1046.C4	SIVERSTEIN JUDIITH LYNN, JUDITH LYNN SILVERSEIN REVOCABLE TRUST		29 BRIARWOOD CIRCLE	NEEDHAM, MA	02494
132-0-1046.C5	LENEY KEVIN,		2697 CRANBERRY HWY #C5,	WAREHAM, MA	02571
132-0-1046.C6	HALL JONATHAN, HALL DANIEL + ANNA		2697 CRANBERRY HWY UNIT C6	WAREHAM, MA	02571
132-0-1046.C7	HAEMER DEANNE M,		2697 CRAN HWY UNIT C7,	WAREHAM, MA	02571
132-0-1046.C8	SPARROW DONNA,		2697 CRAN HWY #8,	WAREHAM, MA	02571
132-0-1046.C9	GREGOIRE DEREK,		5 AZEL RD,	LAKEVILLE, MA	02347
115-0-C1A	ST JUSTE JEAN ROBERT, ST JUSTE MAGDALA		2718 CRANBERRY HWY,	WAREHAM, MA	02571
ABUTTERS AS THEY APPEAR ON					
OUR TAX ROLLS AS OF 1/29/2024					
<i>W. Renee Davis</i>					
ASSESSORS OFFICE					
REQUESTED BY					
CARLA DAVIS COASTAL ENGINEERING CO					
508 255-6511					
CDAVIS@TIGHEBOND.COM					

Church / Place of Worship “ Grace Lighthouse Fellowship”

2701 & 2703 R Cranberry Highway

Site Plan Review Application Narrative

The Applicant is the owner of both parcels, located at 2701 & 2703 R Cranberry Highway.

The Applicant seeks to construct a 4,566 SF modular building to be used as a church. As a religious use, the proposed church building is an as of right use under the Zoning Bylaw.

The property is shown on assessors map 133 and lots 100/B1 & 1000/C, consisting of approximately 2.4+/- acres, and is located in the CG (Commercial General) Zoning District.

In addition to construction of the building, the plan includes proposed septic system, gravel parking lot, drainage facilities, and a landscape plan prepared by Crawford Land Management (CLM), all per plans attached.

The Applicant has filed an existing conditions site plan, showing a temporary tent on pavement, a shed, a playground, pergola, and extensive gravel parking areas on the site.

The existing tent will remain after the construction of the new church building is complete, to be used in conjunction with the church.

The lot area is 102,607 square feet (2.4 acres), where 40,000 square feet is required. The lot contains 323.87 feet of frontage, where 150 feet is required.

The minimum front yard set back of 20 feet and the maximum front yard set back of 80 feet are both met, as the existing tent is set back 59 feet from the road, and the new modular building is proposed to be set back 56 feet from the road.

The proposed development also complies with side and rear setbacks, maximum building footprint, maximum building coverage, maximum impervious surface, and minimum pervious surface requirements.

The proposed building will be less than 42 feet in height, thus meeting the height limitation requirement of 42 feet.

As the Applicant is proposing more than 10 parking spaces, Section 1520 of the Bylaw requires a Special Permit from the Planning Board for Site Plan Review. In a prior letter to the Applicant, the Building Commissioner opined that under Section 921 of the Zoning Bylaw, the Religious Use would require 1 space per 150 square feet of use (or 31 parking spaces based on the size of the proposed church building 4,566 SF). However, since Section 921 does not specifically list Religious Use in the Table of Parking Regulations, the Applicant has used a requirement of 1 space per 3 occupants, plus one per two employees, which we have taken from the Middleboro Zoning Bylaw, Section 5.3.2, (as a guide for a reasonable dimensional parking requirement per MGL Ch 40A Section 3).

Since the Applicant is proposing an occupancy of 196 occupants and two employees, 68 Spaces would be required under this formula. The Applicant is providing 75 spaces (which includes the additional overflow parking area shown on the plan). 4 ADA parking spaces are provided, to meet 521 CMR 23.

Per the requirements of Section 1562 of the Zoning Bylaw, the Applicant has met with and presented the Application package to the Town Planner, who advised the Applicant that the Application Package met the requirements of Section 1530 of the Zoning Bylaw.

The Applicant request after the public hearing that the Planning Board issue the Site Plan Special Permit as requested.

January 30th, 2024

Wareham Planning Board
Attn: Kenneth Buckland, Director of Planning and Community Development
Memorial Town Hall
54 Marion Road
Wareham, MA 02571

Re: Site Plan Review

Project Location: 2703 Cranberry Highway, Wareham MA, 02571

Dear Mr. Buckland and Members of the Wareham Planning Board,

On behalf of our client, Grace Lighthouse Church, we are submitting this supplemental narrative to accompany the Site Plan Review application for your consideration. Our work focused on the existing and proposed vegetated areas of the site in order to present a plan that meets the requirements for 763 LANDSCAPING DESIGN STANDARDS 763.1-763.7, 824 DEVELOPMENT STANDARDS – MR-30 AND COMMERCIAL DISTRICTS 824.5, and ARTICLE 10: Landscaping.

The property is located at 2703 Cranberry Highway, adjacent to GP East Steel Co. and Standard Welding Supply, both commercial uses to the east and west. A residential area borders to the south. Most of the property lines are bordered by various types of fences on adjacent properties. The existing site has an asphalt 'pad' and tent adjacent to a gravel parking lot. The Church also maintains a shed, pergola, and play structure, which are intended to be relocated with the additional development work. A summary of the existing site vegetative conditions is outlined below.

- There is no 'formal' landscape existing at the site; beyond the asphalt pad and gravel parking the lot is largely 'naturalized' and dominated by native grasses.
- The site is free of large canopy trees, except for a few scattered trees at the property edges.
- The property has been maintained by periodic mowing of the naturalized areas.
- The soils on site are sandy and free-draining.
- Along much of the property line edges, small native tree seedlings and saplings, or native shrubs are establishing.
- Native seedling and sapling tree species observed were Black oak (*Quercus velutina*), White pine (*Pinus strobus*), Eastern red cedar (*Juniperus virginiana*) and Pitch pine (*Pinus rigida*).
- The dominant native shrub species observed was Northern bayberry (*Morella pensylvanica*).
- The dominant groundcover species include Little bluestem (*Schizachyrium scoparium*), Pennsylvania sedge (*Carex pensylvanica*), and Crinkle hair grass (*Deschampsia flexuosa*).

- A number of annual weeds, aggressive natives, and state-listed invasive species were observed around the perimeter of the property including Green brier (*Smilax rotundifolia*), Japanese knotweed (*Fallopia japonica*), Oriental bittersweet (*Celastrus orbiculatus*), and Spotted knapweed (*Centaurea stoebe*).



Group of existing, mixed age native trees (mature, juvenile & seedling) along east property line.

December 28th, 2023 by CLM



Example of existing fence along southwest property line with existing structures in the background.

October 17th, 2023 by CLM

The project proposes the construction of a re-purposed modular building for use as the year-round church building at the property, in addition to the existing tent. Several other site improvements are proposed such as septic system, gravel parking lot, appropriate drainage swales and basins, and re-location of existing church assets such as the storage shed. A summary of the Landscape Plan features and adherence to regulations are outlined below.

- Along Cranberry Highway, we proposed the creation of a landscape berm with complimentary street tree, shrub, and herbaceous plantings. The berm takes into consideration two mature, existing trees, one on either end of the proposed berm. Grading work has been restricted from the root zones of these two existing trees and additional construction protection measures have been accommodated for. The berm and new plantings have also been kept clear of the 'sight triangle' to exit the property onto Cranberry Highway.
- Parking will be improved and re-configured. Seven (7) canopy trees are proposed within the parking lot islands.

- A low-maintenance fescue lawn is proposed between the new building and existing tent and the berm and plantings at the street. The lawn area is intended for informal event and activity space for church functions and parishioners.
- The various existing fences will be utilized for screening where possible, and in unfenced areas, new fence sections will be installed on the property.
- To compliment the fence screening, CLM worked closely with the civil engineer to purposefully plan and preserve the existing native trees and shrubs **outside** the construction limit of work wherever feasible. Additional vegetation protection fencing has been specified along the south property line where grading activities will be directly adjacent to seedling trees. The design intent is to utilize these site-adapted, existing native species to form the basis of complimentary screening plants within the required landscape buffers. All landscape buffer areas will be seeded with a short prairie seed mix specifically designed for dry soils. This mix contains a high-diversity of grass and forb species appropriate for the site conditions and will provide high-quality pollinator habitat as well as aesthetically pleasing naturalized buffers.
- Two grass swale and stormwater basins containing sub-surface drainage components are designed to treat and infiltrate stormwater runoff from the parking lot. CLM worked in coordination with the civil engineer to design these swales and basins to support a tall prairie plant community that will be seeded after the completion of construction activities. The plant species contained in this mix have very deep, fibrous root systems that are very effective for preventing soil erosion, promoting slope stability, and filtering and absorbing stormwater. In addition, the high-diversity of species will provide high-quality pollinator habitat in addition to the short prairie mix.

Additional construction, implementation, establishment, and maintenance notes have been included on our plans for your review and comment. We sincerely hope, after your review of the project, you whole-heartedly agree with our assessment that this proposal offers substantial improvements to the property at 2703 Cranberry Highway, both aesthetically and ecologically, and will approve the project. If you should have any questions, please contact me at jen@crawfordlm.com or 508-477-1346.

Respectfully,

A handwritten signature in cursive script that reads 'Jennifer Crawford'.

Jennifer Crawford, PLA, ASLA
President and CEO, Crawford Land Management

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
GRACE LIGHTHOUSE FELLOWSHIP		1 Level	2 Public Water 6 Septic	1 Paved	2 Suburban	Description	Code
PO BOX 1		Alt Prcl ID	SUPPLEMENTAL DATA			EXM LAND	9600
WAREHAM MA 02571		Total Ac 1.91	Plan # 22-09, 7-10, 21-12			EXEMPT	9600
		District S.C.E. 10	Assoc. Parcels				182,700
		GIS ID M_266597_835720	Assoc Prid#				4,300
							187,000

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
GRACE LIGHTHOUSE FELLOWSHIP	51743 0087	10-03-2019	U	V		320,000	1K
DEMIRANDA MANUEL	39532 0235	01-11-2011	U	V	1	1A	1F
DEMIRANDA MANUEL	38107 0134	01-05-2010	U	V	1	1F	1G
DEMIRANDA MANUEL	19596 0076	03-30-2001	U	V		400,000	
Total		0.00					

EXEMPTIONS		Year	Code	Description	Amount	Number	Amount

OTHER ASSESSMENTS		Year	Code	Description	Amount	Comm Int

ASSESSING NEIGHBORHOOD		Nbhd Name	Batch
		B	Tracing
NOTES		exempt for fy23	
		133/1000/B	

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
		B21-249	05-17-2021	SH	Shed	10,000	09-13-2021	100		12 X 24 SHED

LAND LINE VALUATION SECTION		B#	Use Cod	Description	Zone	D	Front	Depth	Land Units	Unit Price	I. Factor	S.A.	AcreD	CFact	St.Idx	Adj.	Notes
		1	960V	CHURCH TEMP	SC	1	0	0	43.560 SF	3.86	1.00000	C	1.000	1.00	5000	1.00	PRIME SITE
		1	960V	CHURCH TEMP	SC	1	0	0	0.910 AC	16,000.00	1.00000	C	1.000	1.00	1.00		EXCS
		Total Card Land Units				1.91		AC	Parcel Total Land Area		1.91						

PREVIOUS ASSESSMENTS (HISTORY)		Year	Code	Assessed	V	Year	Code	Assessed	V
		2024	9600	182,700		2023	9600	182,700	
			9600	4,300			9600	4,300	
Total		187,000		187,000		187,000		187,000	

APPRaised VALUE SUMMARY		Appraised Bldg. Value (Card)	0
		Appraised Xf (B) Value (Bldg)	0
		Appraised Ob (B) Value (Bldg)	4,300
		Appraised Land Value (Bldg)	182,700
		Special Land Value	0
		Total Appraised Parcel Value	187,000
		Valuation Method	C

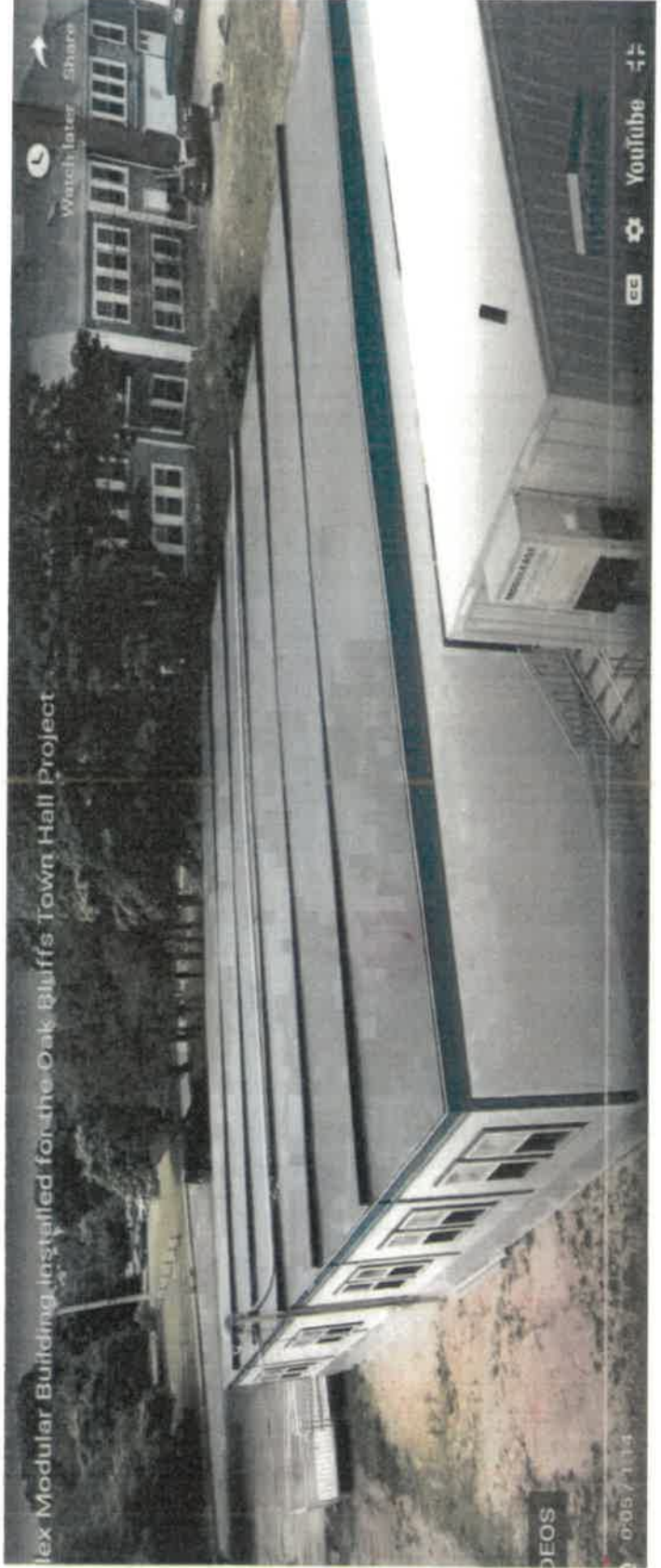
VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result	
		09-13-2021	SC			21	BP-Measured	
		08-20-2019	BL			50	Vision Review	
		07-01-2019	JQ			04	Measur/Vacant	
		09-10-2018	KG			04	Measur/Vacant	
		07-17-2014	SB			50	Vision Review	
		05-29-2012	EM	03		26	Map Revision-Increase	
Total Appraised Parcel Value								187,000

This signature acknowledges a visit by a Data Collector or Assessor

VISION

WAREHAM, MA 02571

925



2703 CRAN HWY

Location 2703 CRAN HWY

Mblu 133 / 1000/B1 /

Acct#

Owner GRACE LIGHTHOUSE
FELLOWSHIP

Assessment \$187,000

Appraisal \$187,000

PID 14179

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$4,300	\$182,700	\$187,000

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$4,300	\$182,700	\$187,000

Owner of Record

Owner GRACE LIGHTHOUSE FELLOWSHIP
Co-Owner
Address PO BOX 1
WAREHAM, MA 02571

Sale Price \$320,000
Certificate
Book & Page 51743/0087
Sale Date 10/03/2019
Instrument 1K

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GRACE LIGHTHOUSE FELLOWSHIP	\$320,000		51743/0087	1K	10/03/2019
DEMIRANDA MANUEL	\$1		39532/0235	1A	01/11/2011
DEMIRANDA MANUEL	\$1		38107/0134	1F	01/05/2010
DEMIRANDA MANUEL	\$400,000		19596/0076	1G	03/30/2001

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Photo



(https://images.vgsi.com/photos2/WarehamMAPhotos//\0058\IMG_0996_58580.JPG)

Building Layout

(https://images.vgsi.com/photos2/WarehamMAPhotos//Sketches/14179_14179.jpg)

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
# of Fireplaces	
Fireplace Type	
Finish Bsmt SF	
Fin Bsmt Qual	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 960V
Description CHURCH TEMPLE VAC
Zone SC
Neighborhood 5000
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.91
Frontage 0
Depth 0
Assessed Value \$182,700
Appraised Value \$182,700

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED/FRAME			288.00 S.F.	\$4,300	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$4,300	\$182,700	\$187,000
2023	\$4,300	\$182,700	\$187,000
2022	\$4,000	\$182,700	\$186,700

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$4,300	\$182,700	\$187,000
2023	\$4,300	\$182,700	\$187,000
2022	\$4,000	\$182,700	\$186,700

2703 R CRAN HWY

Location 2703 R CRAN HWY

Mblu 133 / / 1000/C /

Acct#

Owner GRACE LIGHTHOUSE FELLOWSHIP

Assessment \$10,900

Appraisal \$10,900

PID 106432

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$0	\$10,900	\$10,900
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$0	\$10,900	\$10,900

Owner of Record

Owner GRACE LIGHTHOUSE FELLOWSHIP

Sale Price \$1

Co-Owner

Certificate

Address PO BOX 1

Book & Page 52558/0298

WAREHAM, MA 02571

Sale Date 04/02/2020

Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GRACE LIGHTHOUSE FELLOWSHIP	\$1		52558/0298	1A	04/02/2020
DEMIRANDA MANUEL	\$1		39532/0235	1A	01/11/2011
DEMIRANDA MANUEL	\$400,000		19596/0076	1G	03/30/2001
HARKINS DAVID ET ALS, TRUSTEES	\$1		4792/0123		01/01/1901

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Photo



(<https://images.vgsi.com/photos2/WarehamMAPPhotos//\00\04\97\03.jpg>)

Building Layout

(https://images.vgsi.com/photos2/WarehamMAPPhotos//Sketches/106432_106098.jpg)

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
# of Fireplaces	
Fireplace Type	
Finish Bsmt SF	
Fin Bsmt Qual	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 960V
Description CHURCH TEMPLE VAC
Zone SC
Neighborhood 5000
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.45
Frontage 0
Depth 0
Assessed Value \$10,900
Appraised Value \$10,900

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$0	\$10,900	\$10,900
2023	\$0	\$10,900	\$10,900
2022	\$0	\$10,900	\$10,900

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$0	\$10,900	\$10,900
2023	\$0	\$10,900	\$10,900
2022	\$0	\$10,900	\$10,900

Doc#: 00083254
Bk: 51743 Pg: 87 Page: 1 of 3
Recorded: 10/03/2019 01:11 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 10/03/2019 01:11 PM
Ctrl# 128995 02738 Doc# Plymouth County Regi:
Fee: \$1,459.20 Cons: \$320,000.00

Quitclaim Deed

I, Manuel DeMiranda and Faith DeMiranda of Wareham, Plymouth County, Massachusetts

in consideration of (\$320,000.00 Dollars), paid, grant(s) to

GRACE LIGHTHOUSE FELLOWSHIP an Entity created under Massachusetts General Laws Chapter 180
of PO Box 1
Wareham, MA 02571

with **quitclaim** covenants

SEE EXHIBIT A ATTACHED HERETO

Property Address: 2703 Cranberry Highway, Wareham, MA 02571

No Present or Former Spouse or Partner in a Civil Union occupies the property or is entitled to an Estate of Homestead.

PROPERTY ADDRESS: 2703 CRANBERRY HIGHWAY WAREHAM MA 02571

Executed as a sealed instrument this 3rd day of October, 2019.


Faith DeMiranda


MANUEL DEMIRANDA

Commonwealth of Massachusetts

Plymouth County, SS:

On this 3rd day of October, 2019, before me, the undersigned notary public, personally appeared Manuel DeMiranda and Faith DeMiranda, proved to me through satisfactory evidence of identification, which was/were Massachusetts Driver License, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.





Jonathan M. Graham, Notary Public
My commission expires: 04/01/2022

EXHIBIT A

Lot 1 on a plan entitled "Prepared for Manuel DeMiranda, 57 Wareham, Marion, Massachusetts dated 10/14/2011, Scale 1"=40' William MacKenzie P.L.S., 695 Wareham Street, Middleborough, Massachusetts 02346" recorded with the Plymouth County Registry of Deeds in Plan Book 56, Page 1107, being Plan No. 517 of 2011.

Together with a 15 foot water main easement as shown on said plan. Together with a 40 foot water service easement as shown on said plan.

Subject to a covenant that a 35 foot landscape buffer as required by the Wareham Board of Appeals be maintained on the Locus as shown on said plan.

For title reference see deed dated January 11, recorded with Plymouth County Registry of deeds on January 11, 2011 in Book 39532 Page 235.

\$\$\$BA_EXHA.RTF

*** Electronic Recording ***

Doc#: 00028029

Bk: 52558 Pg: 298 Page: 1 of 2

Recorded: 04/02/2020 11:12 AM

ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX

Plymouth District ROD #11 001

Date: 04/02/2020 11:12 AM

Ctrl# Doc# Plymouth County Registry of Deeds

Fee: \$.00 Cons: \$1.00

Quitclaim Deed

I, Manuel DeMiranda and Faith DeMiranda of Wareham, Plymouth County, Massachusetts

in consideration of (\$1.00 Dollars), paid, grant(s) to

GRACE LIGHTHOUSE FELLOWSHIP an Entity created under Massachusetts General Laws Chapter 180
of PO Box 1
Wareham, MA 02571

with quitclaim covenants

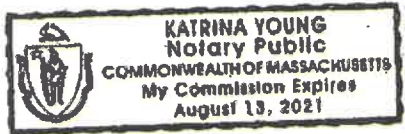
SEE EXHIBIT A ATTACHED HERETO

Property Address: 2703Rear Cranberry Highway, Wareham, MA 02571

No Present or Former Spouse or Partner in a Civil Union occupies the property or is entitled to an Estate of Homestead.

Executed as a sealed instrument this 23 day of March, 2020.


Faith DeMiranda MANUEL DEMIRANDA



Commonwealth of Massachusetts Plymouth County, SS:

On this 23 day of March, 2020, before me, the undersigned notary public, personally appeared Manuel DeMiranda and Faith DeMiranda, proved to me through satisfactory evidence of identification, which was/were Massachusetts Driver License, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

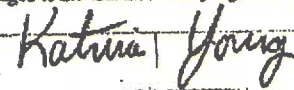


EXHIBIT A

Parcel 3 on a plan entitled "Prepared for Manuel DeMiranda 57 Wareham Road, Marion, Massachusetts dated November 6, 2008, Scale 1" = 40' William MacKenzie P.L.S., 695 Wareham Street, Middleborough, Massachusetts 02346" recorded with the Plymouth County Registry of Deed in Plan Book 54 Page 916, being Plan No. 622 of 2008.

For Title reference see deed recorded with Plymouth County Registry of Deeds in Book 39532 Page 235.

PROPERTY ADDRESS: 270'3 REAR CRANBERRY HWY
WAREHAM MA 02571



Slice Medium (SLM)

Outdoor LED Area Light



OVERVIEW	
Lumen Package	9,000 - 55,000
Wattage Range	62 - 436
Efficacy Range (LPW)	114 - 162
Weight lbs(kg)	27 (12.2)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

[Ordering Guide](#)
[Performance](#)
[Photometrics](#)
[Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 33 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3,4, 5W, FT, FTA, AM, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also available in phosphor converted amber with peak intensity at 610nm.
- Minimum CRI of 70
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- LBO Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern. (See drawing in poles section)

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications applications are qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)

Slice Medium Outdoor LED Area Light

Have questions? Call us at (800) 436-7800

Type: _____

ORDERING GUIDE

[Back to Quick Links](#)

TYPICAL ORDER EXAMPLE: SLM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL						
Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation ²	Voltage
SLM - Slice Medium	LED	9L - 9,000 lms 12L - 12,000 lms 18L - 18,000 lms 24L - 24,000 lms 30L - 30,000 lms 36L - 36,000 lms 42L - 42,000 lms 48L - 48,000 lms 55L - 55,000 lms Custom Lumen Packages¹	SIL - Silicone	2 - Type 2 3 - Type 3 4 - Type 4 SW - Type 5 Wide FT - Forward Throw FTA - Forward Throw Automotive AM - Automotive Merchandise LC - Left Corner RC - Right Corner	(blank) - standard (no rotation) L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)

Driver	Color Temperature	Color Rendering	Controls	Finish	Options
DIM - 0-10v Dimming (10-100%)	50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT AMB - Phosphor Converted Amber ¹⁰	70CRI - 70 CRI	(Blank) - None Wireless Controls System ALSC - AirLink Synapse Control System ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) ⁴ ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) ⁴ Stand-Alone Controls EXT - 0-10V Dimming leads extended to housing exterior CR7P - 7 Pin Control Receptacle ANSI C136.41 ⁵ IMSBTL1 - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH) ⁴ IMSBTL2 - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH) ⁴ Button Type Photocells PC1120 - 120V PC1208-277 - 208 -277V PC1347 - 347V	BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	(Blank) - None IH - Integral Half Louver (Moderate Spill Light Cutoff) ² IL - Integral Louver (Sharp Spill Light Cutoff) ²

Need more information?
[Click here for our glossary.](#)

Have additional questions?
 Call us at (800) 436-7800

Accessory Ordering Information⁶

CONTROLS ACCESSORIES	
Description	Order Number
Twist Lock Photocell (120V) for use with CR7P	122514
Twist Lock Photocell (208-277) for use with CR7P	122515
Twist Lock Photocell (347V) for use with CR7P	122516
Twist Lock Photocell (480V) for use with CR7P	1225180
AirLink 5 Pin Twist Lock Controller	61409
AirLink 7 Pin Twist Lock Controller	661410
Shorting Cap for use with CR7P	14932

FUSING OPTIONS ⁹	
Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

SHIELDING OPTIONS	
Mirada Small	See Shielding Guide
Mirada Medium	
Mirada Large	
Zone Medium	
Zone Large	
Slice Medium	

MOUNTING ACCESSORIES ⁷	
Description	Order Number
Round Pole Adapter (3" Round/Tapered Poles)	408273CLR
Round Pole Adapter (4" Round Poles)	379967CLR
Round Pole Adapter (5" Round Poles)	379968CLR
B5 to B3 Adapter	800686BLK

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
 2. Not available on "Type SW" distribution.
 3. Consult factory for availability.
 4. Motion sensors are field configurable via an app that can be downloaded from your smartphone's native app store. See controls section for more details.
 5. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.

6. Accessories are shipped separately and field installed.
 7. "CLR" denotes finish. See Finish options.
 8. Only available with ALSC/ALSC control options.
 9. Fusing must be located in hand hole of pole. See [Fusing Accessory Guide](#) for compatibility.
 10. Only available in 9L, 12L, 18L, & 24L Lumen Packages. Consult factory for lead time and availability.

Slice Medium Outdoor LED Area Light

Type: _____

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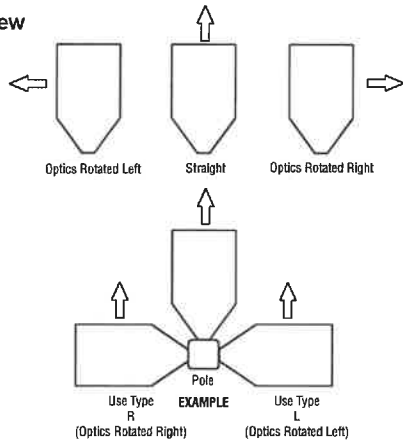
ACCESSORIES

MOUNTING ACCESSORIES		SHIELDING, POLES & MISC. ACCESSORIES			
Side Arm	Universal Mounting Bracket Mounts to ≥ 3" square or round (tapered/straight) poles with (2) mounting hole spaces between 3.5" to 5" Part Number: BKA UMB CLR		Integral Louver Field Install Integral Louver provides maximum backlight control by shielding each individual row of LEDs Part Number: 684812		
	Quick Mount Plate True one person installation to existing/new construction poles with hole spaces between 2.4 to 4.6" Part Number: BKS PQM B3B5 XX CLR			Integral Half Louver Field Install Integral Half Louver provides great backlight control without impacting front side distribution. Part Number: 743414	
	15° Tilt Quick Mount Plate True one person installation to existing/new construction poles with hole spaces between 2.4 to 4.6" Part Number: BKS PQ15 B3B5 XX CLR				External Shield External shield blocks view of light source from any side of luminaire, additional shielding configurations available Part Number: 783607BLK (3") / 776538BLK (6")
Tenon / Slipfitter	Adjustable Slipfitter Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and provides 180° of tilt (max 45° above horizontal) Part Number: BKA ASF CLR		Square Poles 14 - 39' steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction Part Number: 4SQ/5SQ/6SQ		
	Square Tenon Top Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and allows for mounting up to 4 luminaires Part Number: BKA XNM *			Round Poles 10 - 30' steel and aluminum poles in 4" and 5" sizes for retrofit and new construction Part Number: 4RP/SRP	
	Square Internal Slipfitter Mounts inside 4" or 5" square pole and allows for mounting up to 4 luminaires Part Number: BKA X_ISF * CLR				Tapered Poles 20' - 39' steel and aluminum poles for retrofit and new construction Part Number: RTP
Wall Mount/ Wood Pole	Wall Mount Bracket Mounts onto vertical wall surface (hardware/anchors not included) Part Number: BKS XBO WM CLR *		Bird Spikes 10' Linear Bird Spike Kit, 4' recommended per luminaire, includes silicone adhesive and application tool Part Number: 736795		
	Wood Pole Bracket Mounts onto wooden poles (6" minimum OD, hardware/anchors not included) Part Number: BKS XBO WP CLR				

Replace CLR with paint finish description
 Replace XX with SQ for square pole or RD for round pole (≥3" OD)
 Replace * with S (Single), D180 (Double @180°), D90 (Double @90°), T90 (Triple), Q90 (Quad)
 Replace _ with 4 (4" square pole) or 5 (5" square pole)

OPTICS ROTATION

Top View



ACCESSORIES/OPTIONS

Integral Louver (IL) and House-Side Shield (IH)

Integral louver (IL) and half louver (IH) accessory shields available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (IL) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

Luminaire Shown with Integral Louver (IL)



Luminaire Shown with IMSB Option



7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P



Slice Medium Outdoor LED Area Light

Type: _____

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PERFORMANCE

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DELIVERED LUMENS*												
Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
9L	2	70	9411	149	B2-U0-G2	9603	152	B2-U0-G2	9603	152	B2-U0-G2	62
	3		9548	152	B2-U0-G2	9743	155	B2-U0-G2	9743	155	B2-U0-G2	
	4		9063	144	B1-U0-G3	9636	153	B1-U0-G3	9431	150	B1-U0-G3	
	5W		9261	147	B3-U0-G2	9450	150	B3-U0-G2	9450	150	B3-U0-G2	
	FT		9464	150	B2-U0-G2	9657	153	B2-U0-G2	9657	153	B2-U0-G2	
	FTA		9531	151	B2-U0-G2	9725	154	B2-U0-G2	9725	154	B2-U0-G2	
	AM		9649	153	B2-U0-G1	9845	156	B2-U0-G1	9845	156	B2-U0-G1	
	LC/RC		8949	144	B1-U0-G2	9515	153	B2-U0-G2	9313	150	B1-U0-G2	
12L	2	70	12533	147	B3-U0-G2	12788	150	B3-U0-G2	12788	150	B3-U0-G2	85
	3		12714	150	B2-U0-G2	12974	153	B2-U0-G2	12974	153	B2-U0-G2	
	4		12055	142	B2-U0-G3	12817	151	B2-U0-G4	12545	148	B2-U0-G3	
	5W		12333	145	B4-U0-G2	12584	148	B4-U0-G2	12584	148	B4-U0-G2	
	FT		12603	148	B2-U0-G2	12861	151	B2-U0-G2	12861	151	B2-U0-G2	
	FTA		12692	149	B3-U0-G2	12950	152	B3-U0-G2	12950	152	B3-U0-G2	
	AM		12848	151	B3-U0-G1	13111	154	B3-U0-G2	13111	154	B3-U0-G2	
	LC/RC		11903	137	B2-U0-G3	12656	145	B2-U0-G3	12387	142	B2-U0-G3	
18L	2	70	18421	136	B3-U0-G3	18797	139	B3-U0-G3	18797	139	B3-U0-G3	135
	3		18691	138	B3-U0-G3	19072	141	B3-U0-G3	19072	141	B3-U0-G3	
	4		17783	132	B2-U0-G4	18908	140	B2-U0-G4	18506	137	B2-U0-G4	
	5W		18128	134	B4-U0-G2	18498	137	B4-U0-G2	18498	137	B4-U0-G2	
	FT		18526	137	B3-U0-G3	18904	140	B3-U0-G3	18904	140	B3-U0-G3	
	FTA		18656	138	B3-U0-G3	19037	141	B3-U0-G3	19037	141	B3-U0-G3	
	AM		18886	140	B3-U0-G2	19271	143	B3-U0-G2	19271	143	B3-U0-G2	
	LC/RC		17559	131	B2-U0-G3	18670	139	B2-U0-G3	18273	136	B2-U0-G3	
24L	2	70	23361	145	B4-U0-G3	24506	152	B4-U0-G3	24414	152	B4-U0-G3	161
	3		23998	149	B3-U0-G3	25174	156	B3-U0-G3	25079	156	B3-U0-G3	
	4		24496	152	B3-U0-G5	25672	159	B3-U0-G5	25662	159	B3-U0-G5	
	5W		23788	148	B5-U0-G3	24953	155	B5-U0-G3	24859	154	B5-U0-G3	
	FT		24059	149	B3-U0-G3	25238	157	B3-U0-G3	25143	156	B3-U0-G3	
	FTA		23079	143	B3-U0-G3	24210	150	B4-U0-G3	24119	150	B4-U0-G3	
	AM		24051	149	B3-U0-G2	25229	157	B3-U0-G2	25134	156	B3-U0-G2	
	LC/RC		24353	151	B3-U0-G4	25522	159	B3-U0-G4	25522	159	B3-U0-G4	
30L	2	70	29464	138	B4-U0-G3	30908	145	B4-U0-G3	30791	145	B4-U0-G3	213
	3		30268	142	B3-U0-G4	31751	149	B3-U0-G4	31631	149	B3-U0-G4	
	4		30609	144	B3-U0-G5	32079	151	B3-U0-G5	32066	151	B3-U0-G5	
	5W		30002	141	B5-U0-G3	31472	148	B5-U0-G3	31353	147	B5-U0-G3	
	FT		30345	142	B4-U0-G4	31832	149	B4-U0-G4	31712	149	B4-U0-G4	
	FTA		29109	137	B4-U0-G4	30535	143	B4-U0-G4	30420	143	B4-U0-G4	
	AM		30334	142	B4-U0-G3	31820	149	B4-U0-G3	31700	149	B4-U0-G3	
	LC/RC		30430	143	B3-U0-G5	31891	150	B3-U0-G5	31891	150	B3-U0-G5	
36L	2	70	34123	134	B4-U0-G3	35795	140	B4-U0-G3	35660	140	B4-U0-G3	255
	3		35053	137	B4-U0-G4	36771	144	B4-U0-G4	36632	144	B4-U0-G4	
	4		35414	139	B3-U0-G5	37114	146	B3-U0-G5	37099	145	B3-U0-G5	
	5W		34745	136	B5-U0-G4	36448	143	B5-U0-G4	36311	142	B5-U0-G4	
	FT		35142	138	B4-U0-G4	36864	145	B4-U0-G4	36725	144	B4-U0-G4	
	FTA		33711	132	B4-U0-G4	35363	139	B4-U0-G4	35230	138	B4-U0-G4	
	AM		35130	138	B4-U0-G3	36851	145	B4-U0-G3	36712	144	B4-U0-G3	
	LC/RC		35207	138	B3-U0-G5	36897	145	B3-U0-G5	36897	145	B3-U0-G5	
42L	2	70	39966	127	B5-U0-G4	41925	134	B5-U0-G4	41767	133	B5-U0-G4	314
	3		41056	131	B4-U0-G5	43068	137	B4-U0-G5	42905	137	B4-U0-G5	
	4		41518	132	B3-U0-G5	43511	139	B4-U0-G5	43494	139	B4-U0-G5	
	5W		40696	130	B5-U0-G4	42690	136	B5-U0-G4	42529	135	B5-U0-G4	
	FT		41161	131	B4-U0-G4	43178	138	B4-U0-G4	43015	137	B4-U0-G4	
	FTA		39484	126	B4-U0-G4	41419	132	B5-U0-G4	41263	131	B5-U0-G4	
	AM		41146	131	B4-U0-G3	43162	137	B4-U0-G3	43000	137	B4-U0-G3	
	LC/RC		41275	131	B3-U0-G5	43256	137	B3-U0-G5	43256	137	B3-U0-G5	
48L	2	70	44390	121	B5-U0-G4	46565	127	B5-U0-G4	46389	126	B5-U0-G4	367
	3		45325	124	B4-U0-G5	47547	130	B4-U0-G5	47367	129	B4-U0-G5	
	4		45996	125	B4-U0-G5	48204	131	B4-U0-G5	48186	131	B4-U0-G5	
	5W		45002	123	B5-U0-G4	47435	129	B5-U0-G4	47302	129	B5-U0-G4	
	FT		44799	122	B4-U0-G5	46994	128	B4-U0-G5	46817	128	B4-U0-G5	
	FTA		44590	121	B5-U0-G4	46775	127	B5-U0-G4	46599	128	B5-U0-G4	
	AM		46310	126	B4-U0-G3	48579	132	B4-U0-G3	48396	132	B4-U0-G3	
	LC/RC		45726	125	B4-U0-G5	47921	131	B4-U0-G5	47921	131	B4-U0-G5	

Slice Medium Outdoor LED Area Light

Type: _____

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PERFORMANCE (CONT.)

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DELIVERED LUMENS*												
Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
55L	2	70	49583	114	B5-U0-G4	52012	119	B5-U0-G4	51816	119	B5-U0-G4	436
	3		50934	117	B4-U0-G5	53430	123	B4-U0-G5	53229	122	B4-U0-G5	
	4		50544	116	B4-U0-G5	52970	121	B4-U0-G5	52950	121	B4-U0-G5	
	5W		50487	116	B5-U0-G4	52961	121	B5-U0-G4	52761	121	B5-U0-G4	
	FT		51064	117	B4-U0-G5	53566	123	B4-U0-G5	53364	122	B4-U0-G5	
	FTA		48984	112	B5-U0-G4	51384	118	B5-U0-G4	51191	117	B5-U0-G4	
	AM		51045	117	B4-U0-G3	53546	123	B4-U0-G3	53344	122	B4-U0-G3	
	LC/RC		50247	116	B4-U0-G5	52659	121	B4-U0-G5	52659	121	B4-U0-G5	

ELECTRICAL DATA (AMPS) - 3000K/4000K/5000K*						
Lumens	120V	208V	240V	277V	347V	480V
9L	0.52	0.30	0.26	0.22	0.18	0.13
12L	0.71	0.41	0.35	0.31	0.24	0.18
18L	1.13	0.65	0.56	0.49	0.39	0.28
24L	1.34	0.77	0.67	0.58	0.46	0.34
30L	1.78	1.02	0.89	0.77	0.61	0.44
36L	2.13	1.23	1.06	0.92	0.73	0.53
42L	2.62	1.51	1.31	1.13	0.90	0.65
48L	3.06	1.76	1.53	1.32	1.06	0.76
55L	3.63	2.10	1.82	1.57	1.26	0.91

RECOMMENDED LUMEN MAINTENANCE ¹ (0-25°C)					
Ambient	Initial ²	25h ²	50hr ²	75hr ²	100hr ²
9L - 18L	100%	97%	93%	90%	86%
24L - 48L	100%	95%	89%	84%	79%
55L	100%	91%	82%	74%	67%

RECOMMENDED LUMEN MAINTENANCE ¹ (40°C)					
Ambient	Initial ²	25h ²	50hr ²	75hr ²	100hr ²
7L - 18L	100%	97%	92%	88%	84%
24L - 48L	100%	94%	87%	80%	74%

RECOMMENDED LUMEN MAINTENANCE ¹ (50°C)					
Ambient	Initial ²	25h ²	50hr ²	75hr ²	100hr ²
7L - 18L	100%	96%	91%	87%	83%

DELIVERED LUMENS*					
Lumen Package	Distribution	Phosphor Converted Amber (Peak 610nm)			Wattage
		Delivered Lumens	Efficacy	BUG Rating	
9L	2	5848	80	B2-U0-G2	74
	3	6018	82	B1-U0-G2	
	5W	5471	74	B3-U0-G1	
	FT	5801	79	B1-U0-G2	
	FTA	5924	81	B1-U0-G1	
	AM	5995	81	B1-U0-G1	
12L	2	7530	74	B2-U0-G2	102
	3	7749	76	B1-U0-G2	
	5W	7045	69	B3-U0-G2	
	FT	7470	73	B2-U0-G2	
	FTA	7628	75	B2-U0-G2	
	AM	7720	76	B1-U0-G1	
18L	2	9311	69	B2-U0-G2	135
	3	9582	71	B2-U0-G2	
	5W	8712	65	B3-U0-G2	
	FT	9237	68	B2-U0-G2	
	FTA	9433	70	B2-U0-G2	
	AM	9546	71	B2-U0-G1	
24L	2	10955	63	B2-U0-G2	175
	3	11273	64	B2-U0-G2	
	5W	10249	59	B3-U0-G2	
	FT	10867	62	B2-U0-G2	
	FTA	11097	63	B2-U0-G2	
	AM	11230	64	B2-U0-G1	

ELECTRICAL DATA - Phosphor Converted Amber (AMPS)*						
Lumens	120V	208V	240V	277V	347V	480V
9L	0.62	0.36	0.31	0.27	0.21	0.15
12L	0.85	0.50	0.43	0.38	0.30	0.22
18L	1.13	0.65	0.56	0.49	0.39	0.28
24L	1.47	0.85	0.73	0.64	0.51	0.37

*Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%

*LEDs are frequently updated therefore values are nominal.

- Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ testing.
- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.

Slice Medium Outdoor LED Area Light

Type: _____

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PHOTOMETRICS

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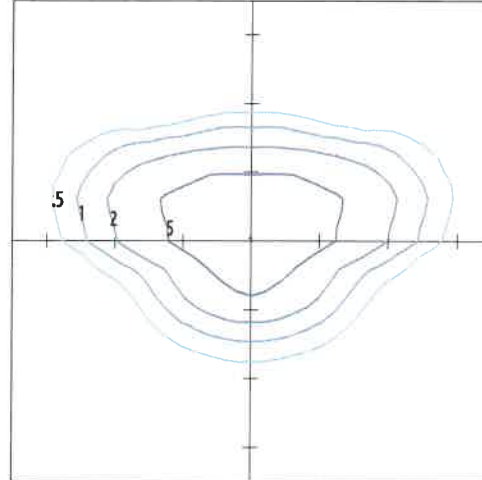
Luminaire photometry has been conducted by an accredited laboratory in accordance with IESNA LM-79. As specified by IESNA LM-79 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

SLM-LED-30L-SIL-2-40-70CRI

Luminaire Data	
Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	30,908
Watts	213
Efficacy	145
IES Type	Type II - Short
BUG Rating	B4-U0-G3

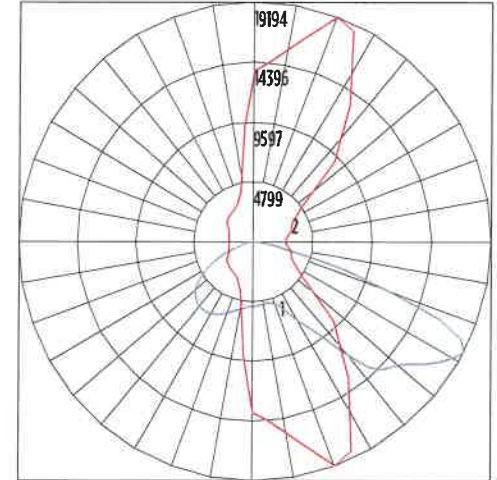
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	5,206	17%
Medium (30-60°)	19,108	62%
High (60-80°)	6,293	20%
Very High (80-90°)	301	1%
Uplight (90-180°)	0	0%
Total Flux	30,908	100%

ISO Footcandle



25' Mounting Height / 25' Grid Spacing
 5 FC 2 FC 1 FC 0.5 FC

Polar Curve



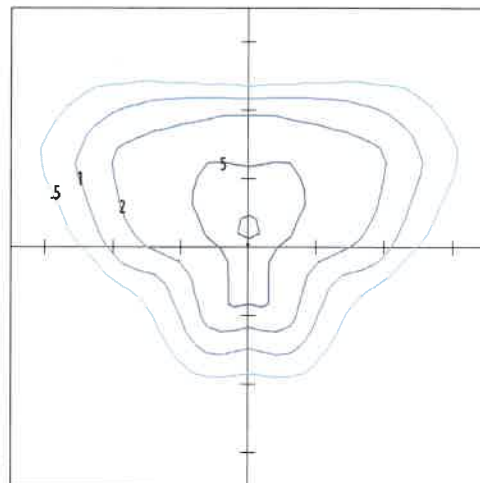
Vertical Plane Horizontal Cone

SLM-LED-30L-SIL-3-40-70CRI

Luminaire Data	
Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	31,751
Watts	213
Efficacy	149
IES Type	Type III - Short
BUG Rating	B3-U0-G4

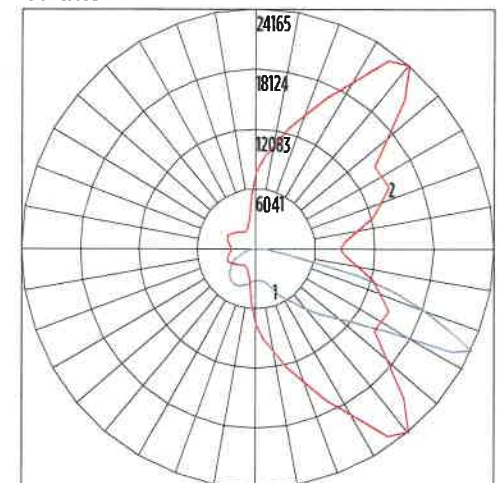
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	3,533	11%
Medium (30-60°)	18,345	58%
High (60-80°)	9,441	30%
Very High (80-90°)	432	1%
Uplight (90-180°)	0	0%
Total Flux	31,751	100%

ISO Footcandle



25' Mounting Height / 25' Grid Spacing
 5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

Slice Medium Outdoor LED Area Light

Type : _____

 Have questions? Call us at (800) 436-7800

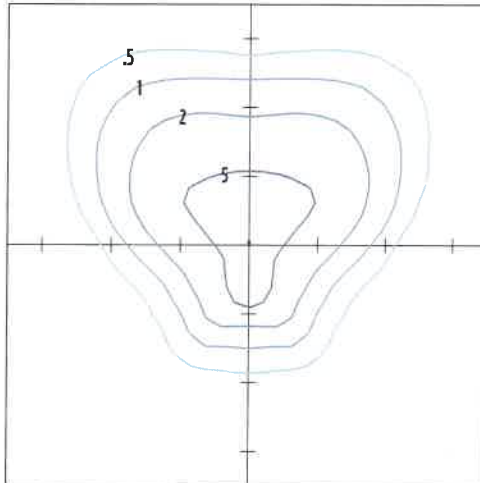
PHOTOMETRICS (CONT.)

SLM-LED-30L-SIL-FT-40-70CRI

Luminaire Data	
Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	31,832
Watts	213
Efficacy	149
IES Type	Type IV - Short
BUG Rating	B4-U0-G4

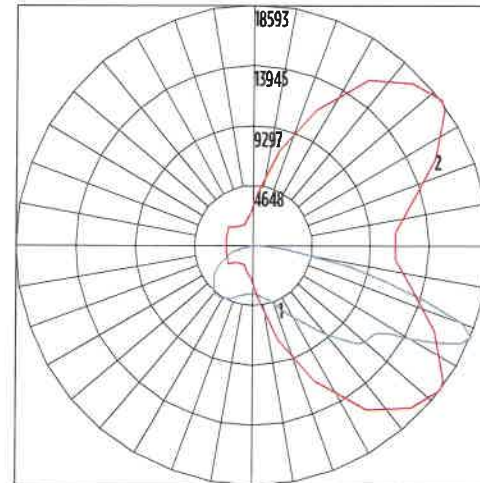
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	4,047	13%
Medium (30-60°)	16,376	51%
High (60-80°)	10,861	34%
Very High (80-90°)	549	2%
Uplight (90-180°)	0	0%
Total Flux	31,832	100%

ISO Footcandle



25' Mounting Height / 25' Grid Spacing
 ■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

Polar Curve



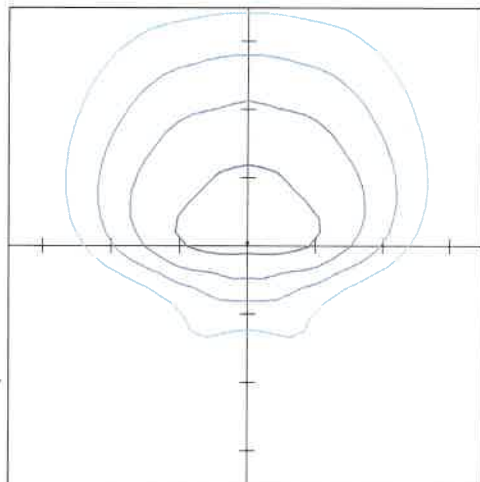
■ Vertical Plane ■ Horizontal Cone

SLM-LED-30L-SIL-4-40-70CRI

Luminaire Data	
Type 4 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,079
Watts	213
Efficacy	150
IES Type	Type IV - Very Short
BUG Rating	B3-U0-G3

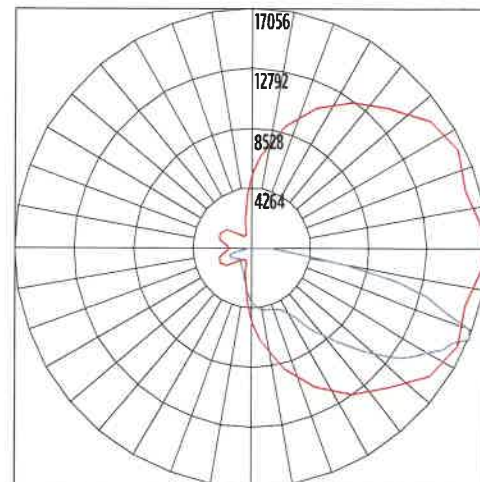
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	3,429	11%
Medium (30-60°)	14,044	44%
High (60-80°)	13,233	41%
Very High (80-90°)	1,373	4%
Uplight (90-180°)	0	0%
Total Flux	32,079	100%

ISO Footcandle



25' Mounting Height / 25' Grid Spacing
 ■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

Polar Curve



■ Vertical Plane ■ Horizontal Cone

Slice Medium Outdoor LED Area Light

Type _____

Have questions? Call us at (800) 436-7800

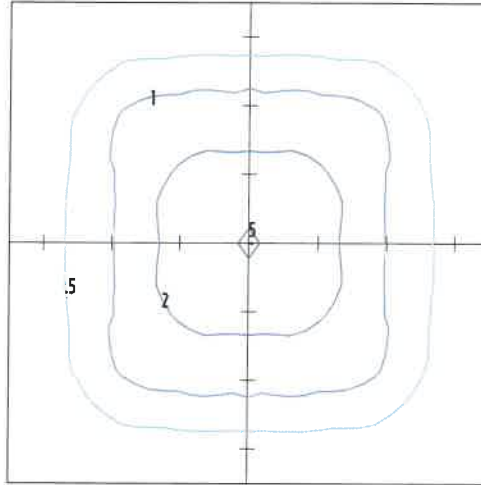
PHOTOMETRICS (CONT.)

SLM-LED-30L-SIL-5W-40-70CRI

Luminaire Data	
Type FW Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	31,472
Watts	213
Efficacy	148
IES Type	Type VS - Short
BUG Rating	B5-U0-G3

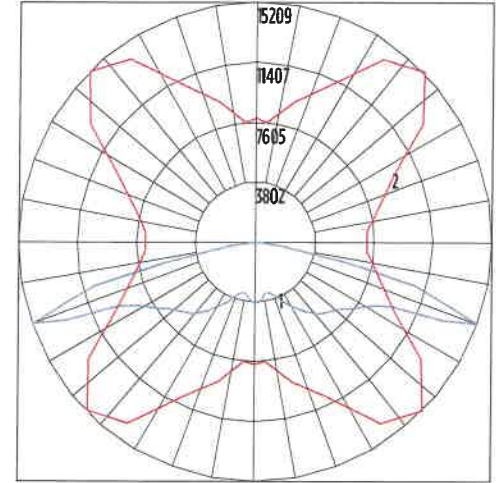
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	3,647	12%
Medium (30-60°)	13,687	43%
High (60-80°)	13,833	44%
Very High (80-90°)	305	1%
Uplight (90-180°)	0	0%
Total Flux	31,472	100%

ISO Footcandle



25' Mounting Height / 25' Grid Spacing
 5 FC 2 FC 1 FC 0.5 FC

Polar Curve



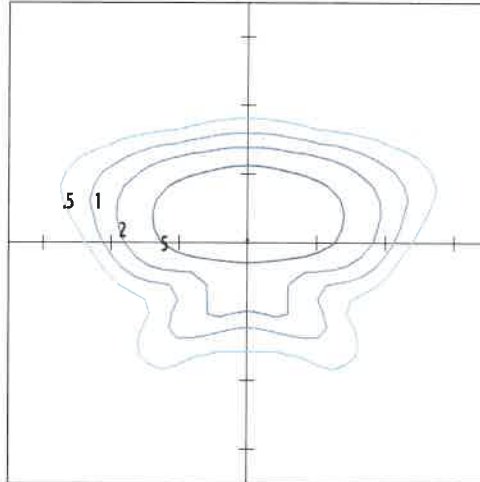
Vertical Plane Horizontal Cone

SLM-LED-30L-SIL-FTA-40-70CRI

Luminaire Data	
Type FTA Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	30,535
Watts	213
Efficacy	143
IES Type	Type I - Very Short
BUG Rating	B4-U0-G3

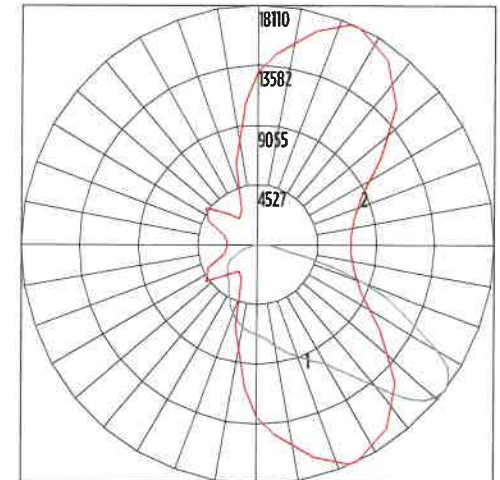
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	7,443	25%
Medium (30-60°)	17,335	57%
High (60-80°)	5,324	17%
Very High (80-90°)	434	1%
Uplight (90-180°)	0	0%
Total Flux	30,535	100%

ISO Footcandle



25' Mounting Height / 25' Grid Spacing
 5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

Slice Medium Outdoor LED Area Light

Type : _____

Have questions? Call us at (800) 436-7800

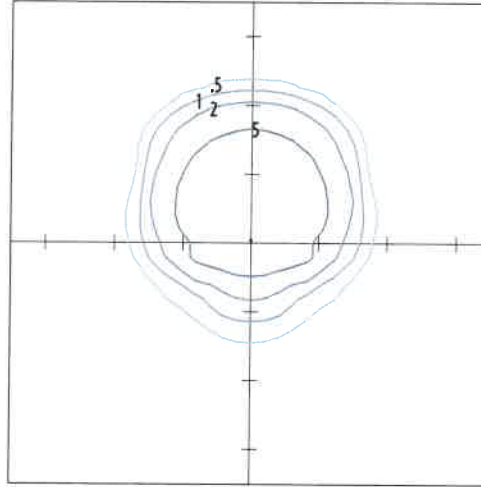
PHOTOMETRICS (CONT.)

SLM-LED-30L-SIL-AM-40-70CRI

Luminaire Data	
Type AM Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	31,820
Watts	213
Efficacy	149
IES Type	Type III - Very Short
BUG Rating	B3-U0-G3

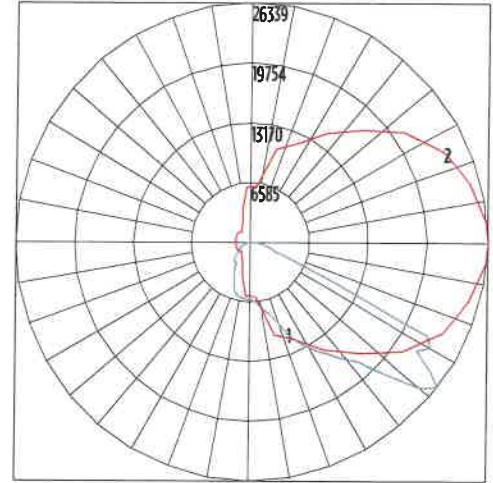
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	6,626	21%
Medium (30-60°)	19,761	62%
High (60-80°)	5,072	16%
Very High (80-90°)	361	1%
Uplight (90-180°)	0	0%
Total Flux	31,820	100%

ISO Footcandle



25' Mounting Height / 25' Grid Spacing
 5 FC 2 FC 1 FC 0.5 FC

Polar Curve



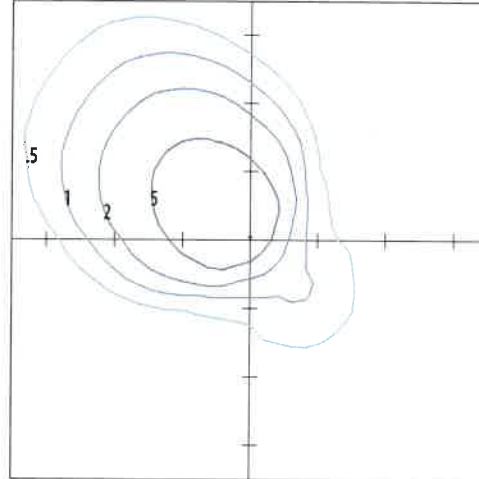
Vertical Plane Horizontal Cone

SLM-LED-30L-SIL-LC-40-70CRI

Luminaire Data	
Type LC Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	31,891
Watts	213
Efficacy	150
IES Type	N/A
BUG Rating	B3-U0-G5

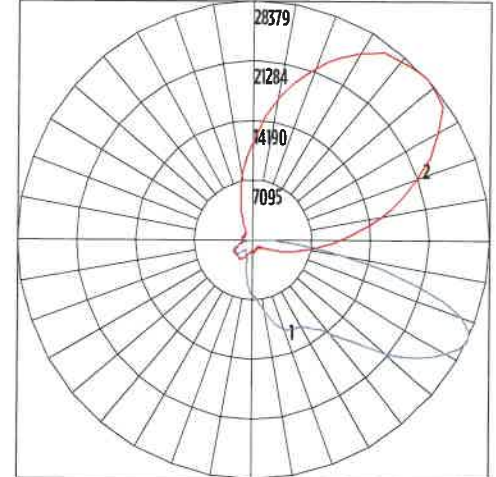
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	4965	16%
Medium (30-60°)	14179	44%
High (60-80°)	11730	37%
Very High (80-90°)	1018	3%
Uplight (90-180°)	0	0%
Total Flux	31891	100%

ISO Footcandle



25' Mounting Height / 25' Grid Spacing
 5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

Slice Medium Outdoor LED Area Light

Type : _____

Have questions? Call us at (800) 436-7800

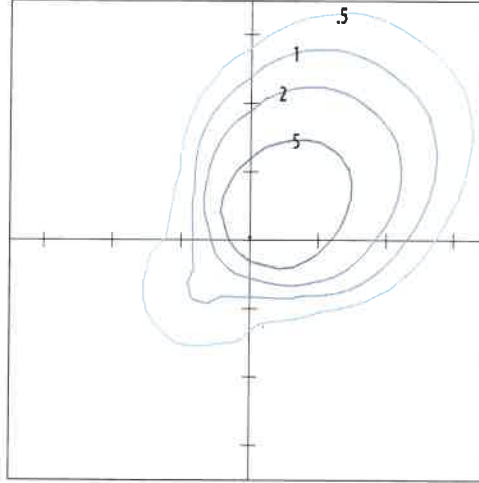
PHOTOMETRICS (CONT.)

SLM-LED-30L-SIL-RC-40-70CRI

Luminaire Data	
Type RC Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	31,890
Watts	213
Efficacy	150
IES Type	N/A
BUG Rating	B3-U0-G5

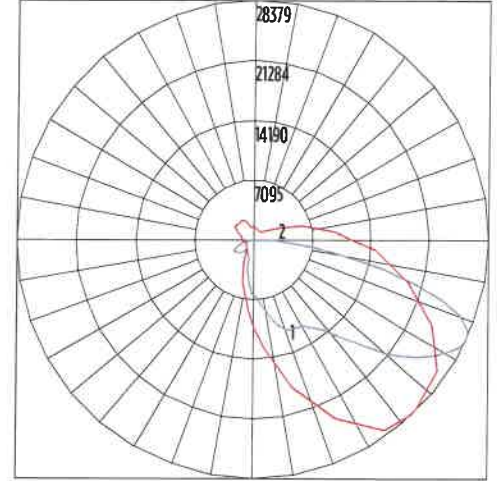
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	4964	16%
Medium (30-60°)	14178	44%
High (60-80°)	11730	37%
Very High (80-90°)	1018	3%
Uplight (90-180°)	0	0%
Total Flux	31890	100%

ISO Footcandle



25' Mounting Height / 25' Grid Spacing
 ■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

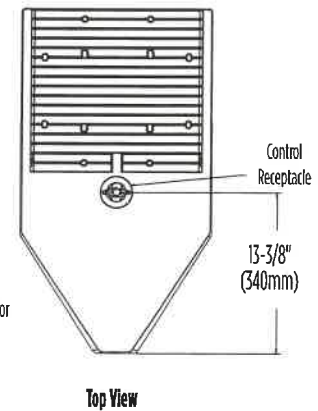
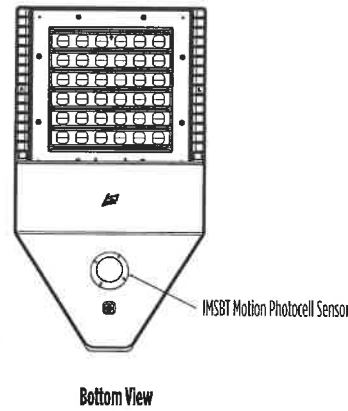
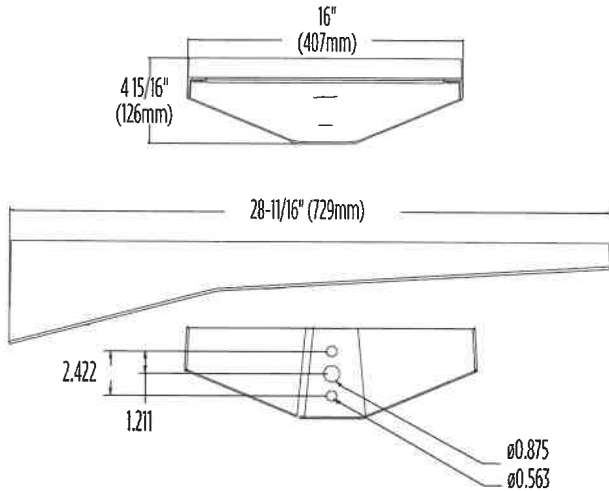
Polar Curve



■ Vertical Plane ■ Horizontal Cone

PRODUCT DIMENSIONS


[Back to Quick Links](#)



Luminaire EPA Chart					
Tilt Degree		0°	15°	30°	45°
	Single	0.5	1.2	2.1	2.6
	D180°	1.1	1.3	2.1	2.6
	D90°	0.9	1.8	2.5	3.1
	T90°	1.2	2.3	2.9	3.6
	TN120°	1.3	3.0	4.4	5.4
	Q90°	1.2	2.3	2.9	3.6

Slice Medium Outdoor LED Area Light

Type: _____

 **Have questions?** Call us at (800) 436-7800

CONTROLS

[Back to Quick Links](#)

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

[Click here to learn more details about IMSBT](#)



LEVITON App



Apple



Android

AirLink Blue (ALBCSx)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/ Site, Wall Mounted, Parking Garage and Canopy luminaires.

[Click here to learn more details about AirLink Blue](#)



AirLink Blue App



Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
OMSBTxL/IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High
OMS	Motion	No Motion	N/A	N/A	N/A	30 seconds	Auto

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.