



October 12, 2023

Mr. Kenneth Buckland
Director of Planning and Community Development
Town of Wareham Planning Board
54 Marion Rd
Wareham, MA 02571

Subject: Site Plan Review Application
Eversource Wareham Training Facility
37 Doty Street
Wareham, MA 02576
CEC Project Number 323-322

Dear Mr. Buckland:

On behalf of Eversource Energy (the “Applicant”), Civil & Environmental Consultants, Inc. (CEC) herewith submits a Site Plan Review application form and supporting information for the proposed redevelopment project located at 37 Doty Street, Wareham, Massachusetts (the “Project”).

The Applicant is proposing to redevelop one (1) 19-acre parcel of land identified as the Town of Wareham parcel APN 103_A1, located in the Commercial Strip (CS) Zoning District.

The Project includes the conversion of the currently developed parcel from a multiplex cinema with associated parking and delivery areas into an indoor training facility with associated parking, landscaping, utility and stormwater improvements. The Project also includes the construction of the outdoor training areas. The facility will also be used as a utility crew storm/power outage staging area for crew assignments and emergency response.

The Project will be applied for permitting under an “Office/Educational and Institutional Use” which is an allowed use in the CS Zoning District

The Project is subject to review by the Town of Wareham Planning Board in accordance with Section 1520 of the Town of Wareham Zoning By-laws.

A portion of the proposed work is located within 100-feet of wetlands resource areas previously delineated and is subject to review by the Town of Wareham Conservation Commission. A separate Notice of Intent (NOI) application will be submitted.

Submission Materials

In support of the aforementioned project, the following materials have been provided for your review:

- 9 copies of the Site Plan Review Application.
- 9 full sized (24"x36") copies of the Site Development plan, prepared by CEC, dated October 11, 2023;
- 9 copies of the Stormwater Report dated October 2023.

The following fees have also been provided:

- Site Plan Review Application Fee
 - \$750.00 – Made payable to the “Town of Wareham”

We appreciate your consideration of the enclosed Site Plan Review Application. Please contact the undersigned if you have any questions or comments on the submitted materials.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Brian E. Potvin, P.E.
Principal

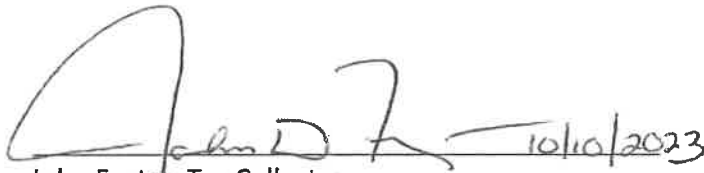


Chris Vandenberghe, P.E.
Project Manager

cc: Ron Miller – Clohessy, Harris, & Kaiser, LLC

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that NSTAR Electric Company DBA EverSource Energy (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 NSTAR Electric Company DBA EverSource Energy (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.


John Foster, Tax Collector

10/10/2023

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: 37 Doty Street **MAP:** 103 **LOT:** A1
ZONING DISTRICT: Commercial Strip (CS)
USE REQUESTED: Redevelopment of cinema site into a training facility with indoor/outdoor training areas
OWNER OF LAND & BUILDING: NSTAR Electric Company **TEL.#** 617-780-9365
ADDRESS OF OWNER: 247 Station Dr, Westwood, MA 02090
PERSON(S) WHO WILL UTILIZE PERMIT: NSTAR Electric Company DBA EverSource Energy
ADDRESS: 247 Station Dr, Westwood, MA 02090
DATE: 11/2/23 **SIGNATURE:** Jason St. Martin

This application was received on the date stamped here:

Town Clerk: _____ **Date:** _____
Tax Collector: Sue Attached form **Date:** 10.10.23
Planning/Zoning Dept.: Sonia Raposo **Date:** 11.2.23
Application fee paid: 750.00 **Check #:** 361 **Receipt:** RECEIVED
Advertising fee paid: 150.00 **Check #:** 366 **Receipt:** _____
Abutters fee paid: 67.50 **Check #:** 367 **Receipt:** NOV 2 2023

WAREHAM TOWN CLERK
2023 NOV 2 PM3:27

TOWN OF WAREHAM
BOARD OF HEALTH

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: NSTAR Electric Company DBA EverSource Energy

Applicant's Address: 247 Station Dr, Westwood, MA 02090

Telephone Number: 617-780-9365

Cell Phone Number: _____

Email Address: jason.stmartin@eversource.com

Address of Property/Project: 37 Doty Street

Landowner's Name: NSTAR Electric Company DBA EverSource Energy

Owner's Address: 247 Station Dr, Westwood, MA 02090

Telephone Number: 617-780-9365

Contact Person: Jason St. Martin Telephone Number: Office: 781-441-8113
Manager, Facilities Operations – Massachusetts Cell: 617-780-9365

Map 103 Lot A1 Zone Commercial Strip (CS)

Date Approved _____ Date Denied _____

Comments: _____

APPLICATION FOR SITE PLAN REVIEW

Page 1

Applicant: Name: NSTAR Electric Company DBA EverSource Energy

Mailing address: 247 Station Dr, Westwood, MA 02090

Telephone: 617 - 786 - 9365

Project: Street & Number: 37 Doty Street

Assessor's Map: 103 Lot(s) A1

Dwelling Units # N/A

Parking Spaces # 234

Acres: 19 Square Feet Commercial Space: 39,592

Briefly describe project: The Project includes the conversion of the currently developed parcel from a multiplex cinema with associate parking and delivery areas into an indoor training facility with associated parking, landscaping, utility and stormwater improvements. The Project also includes the construction of the exterior "Training Yard". The facility will also be used as a utility crew Storm/Outage staging area for crew assignments and emergency response.

Date: 10/10/2023

Signature of Applicant: Jason St. Martin - Manager Facilities Operations
EVERSOURCE

WAREHAM TOWN CLERK
2023 NOV 2 PM4:03

RECEIVED
NOV 02 2023
By Samia Raposo
Planning Department

RECEIVED
NOV 02 2023
TOWN OF WAREHAM
BOARD OF HEALTH

APPLICATION FOR SITE PLAN REVIEW

Page 2

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.

SEE ATTACHED CERTIFIED ABUTTERS LIST

Multiple horizontal lines for listing abutters.

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

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

2b. EXISTING MANMADE FEATURES

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

2C. EXISTING LEGAL FEATURES

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

3. THE DEVELOPMENT PLAN

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

The Development Plan shall include:

- 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: Eversource Wareham Training Facility Date: September 14, 2023
 Owner(s): NSTAR Electric Company DBA EverSource Energy
 Address: 247 Station Dr, Westwood, MA 02090
 Telephone Number: _____ Cell Phone: 617-786-9365

Developer(s): NSTAR Electric Company DBA EverSource Energy
 Address: 247 Station Dr, Westwood, MA 02090
 Telephone Number: _____ Cell Phone: _____

Relationship between Developer & Property Owner: Same Entity

Surveyor: Civil & Environmental Consultants, Inc.
 Engineer: Civil & Environmental Consultants, Inc.
 Architect: CHK Architects
 Landscape Architect: Civil & Environmental Consultants, Inc.

ITEM	Complete
Application for Site Plan Review – Special Permit filed with Planning Board (14 copies of application and supplementary materials)	X
Application for Special Permit – Residential Cluster Development filed with Planning Board (11copies of application and supplementary materials)	
Copies filed with Town Clerk	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	
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 N/A X X X N/A
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 X X X X X 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 X X X X

DEVELOPMENT PLAN	
Proposed changes to existing natural features, existing man-made features, and existing legal features including the following;	
• Area of each new lot in square feet;	X
• Lot dimensions;	X
• Location and dimensions of all buildings and freestanding signs as well as the distances from all buildings to lot lines, streets, or street;	X
• Location, dimension, and designated use for all recreation areas;	N/A
• Location and dimension of all open space (indicate whether such open space is to be dedicated to public use or remain private);	N/A
• Streets (including street names) which conform to the design standards of the Planning Board's Rules and Regulations Governing the Subdivision of Land;	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 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);	N/A
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;	N/A
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;	N/A
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;	N/A

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

X

**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) NSTAR Electric Company DBA EverSource Energy

Applicant's address 247 Station Dr, Westwood, MA 02090

Telephone number _____

Address of property 37 Doty Street Wareham MA

Landowner's name NSTAR Electric Company DBA EverSource Energy

Owner's address 247 STATION DR WESTWOOD, MA 02090

Telephone number _____

Contact person Ron Miller (CHK Architects) Telephone (860) 651-3777

Map # 103 Lot # A1 Zone Commercial Strip (CS)

Date Approved _____ Date Denied _____

Comments (state reasons for denial or stipulations of approval)

Conditions for: _____

RECORD OF PLANNING BOARD PROCEEDINGS AND DECISIONS
Town of Wareham Planning Board

Name of Subdivision or Project: _____

APPLICATION: FORM A _____ FORM B _____ FORM C _____
 SITE PLAN REVIEW _____ OTHER _____

DATE SUBMITTED: _____

DATE DECISION IS DUE: _____

DATE OF PUBLIC HEARING(S): _____

DECISION DATE: _____

DATE DECISION SENT TO TOWN CLERK: _____

DATE APPEALS PERIOD BEGINS _____ ENDS _____

PLANNING BOARD DECISIONS: (yes or no or abstention) if abstaining, appropriate recusal form should accompany decision.

FORM A:

M. Baptiste _____ S. Quirk _____ M. King _____ J. Gleason _____
S. Corbitt _____ C. Schulz _____ A. Slavin _____

FORM B:

M. Baptiste _____ S. Quirk _____ M. King _____ J. Gleason _____
S. Corbitt _____ C. Schulz _____ A. Slavin _____

FORM C:

M. Baptiste _____ S. Quirk _____ M. King _____ J. Gleason _____
S. Corbitt _____ C. Schulz _____ A. Slavin _____

SITE PLAN:

M. Baptiste _____ S. Quirk _____ M. King _____ J. Gleason _____
S. Corbitt _____ C. Schulz _____ A. Slavin _____

COMMENTS OR STIPULATIONS ON DECISION: _____

STREET NAME PROPOSED AND ACCEPTED: _____

Conditions for: _____

[Home](#) » [Departments](#) » [Assessing Department](#) » [Abutter Request Form - Online](#) » [Webform results](#)

Submission #185

[View](#) | [Delete](#)

[Previous submission](#) [Next submission](#)

[Print](#) [Resend e-mails](#)

Submission information

Form: [Abutter Request Form - Online](#)
Submitted by Anonymous (not verified)
July 28, 2023 - 7:34am
50.236.7.106

Contact Information

Kay Mae Pascua

Phone Number:

7745012176

Email Address:

kascua@cecinc.com

Date of Request:

July 28, 2023

Owners Name:

NSTAR ELECTRIC COMPANY

Property Location:

37 DOTY STREET, WAREHAM

Map/Lot

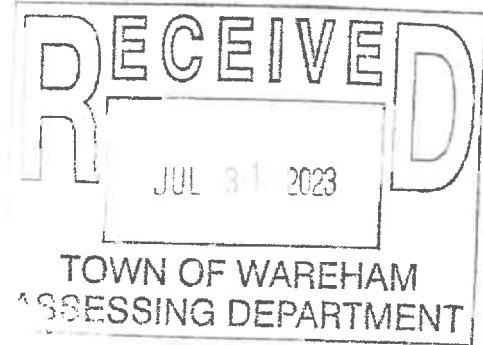
103_A1

Distance Required

300'

Which Board are you appearing before?

Planning Board



[Previous submission](#) [Next submission](#)

TOWN OF WAREHAM ABUTTERS

MAP 103 LOT A1

OWNER NSTAR ELECTRIC CO

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
103-0-1006	CANTERBURY REALTY TRUST,	PO BOX 400,	W BRIDGEWATER, MA	02379
103-0-1007	KNUTE SUSAN TRUSTEE, C BOGS REALTY TRUST	436 WEST ST,	W BRIDGEWATER, MA	02739
103-0-1008	MONTEIRO ROBERT D,	910 COUNTY RD,	W WAREHAM, MA	02576
103-0-1012	TREMONT ENTERPRISE CORP,	PO BOX 129,	W WAREHAM, MA	02576
103-0-A1	NSTAR ELECTRIC CO, DBA EVERSOURCE ENERGY	247 STATION DR	WESTWOOD, MA	02090

CERTIFIED ABUTTERS AS THEY APPEAR
ON OUR TAX ROLLS AS OF 7/31/2023

W. Renei Chavira

ASSESSORS OFFICE

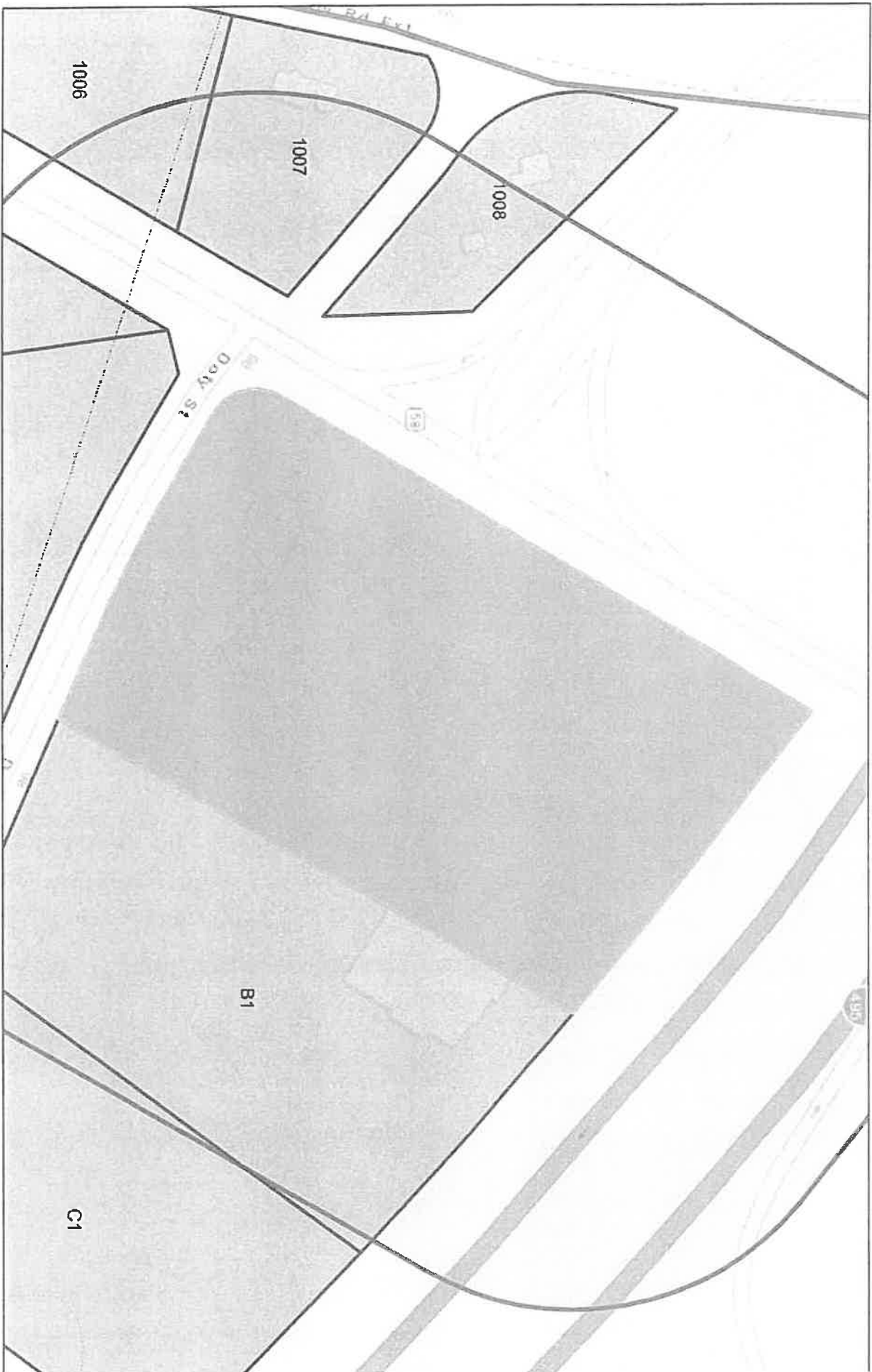
REQUESTED BY

KAY MAE PASCUA

774 501-2176

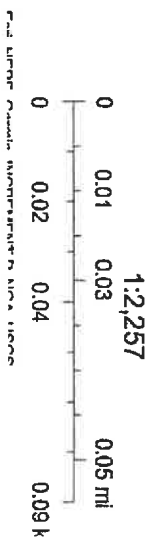
KPASCUA@CEGINC.COM

ArcGIS Web Map



7/31/2023, 4:47:59 PM

- Parcels with CAMA Data Parcel Lines
- Common Line MiscPolys
- Public Road Miscellaneous Lines
- Wetland
- Town Line



PROJECT IMPACT STATEMENT

**PROPOSED EVERSOURCE TRAINING FACILITY
37 DOTY STREET
WAREHAM, MASSACHUSETTS**

Applicant:

**NSTAR ELECTRIC COMPANY
DBA EVERSOURCE ENERGY
247 STATION DRIVE
WESTWOOD, MA 02090**

Prepared By:

**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
31 BELLOWS ROAD
RAYNHAM, MASSACHUSETTS 02767**

CEC Project 323-322

OCTOBER 2023



Civil & Environmental Consultants, Inc.

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1.0 PROJECT NARRATIVE

1.1 OVERVIEW

The Applicant is proposing to redevelop one (1) 19-acre parcel of land identified as the Town of Wareham parcel APN 103-A1, located in the Commercial Strip (CS) Zoning District.

The Project includes the conversion of the currently developed parcel from a multiplex cinema with associate parking and delivery areas into an indoor office/training facility with associated parking, landscaping, utility and stormwater improvements. The Project also includes the construction of the exterior “Training Yard”. The facility will also be used as a utility crew Storm/Outage staging area for crew assignments and emergency response.

The Project will be applied for permitting under “Office/Educational and Institutional Use” which is an allowed use in the CS Zoning District

1.1 EXISTING CONDITIONS

The former Flagship Cinemas previously operated on the site. The site is bounded by Doty Street to the south, Route 58 to the west and Route 495 to the north. The existing grounds of the facility consist mostly of pavement, with sidewalks and some vegetation along the north and south property boundaries, with a wetland and well established wooded area to the east.

Stormwater is currently collected in an existing stormwater management system, which consists of a series of catchbasins and manholes that ultimately discharge into a grassed water quality swale and into a stormwater detention basin. The stormwater basin discharges overland, eventually reaching the bordering vegetated wetland.

The former cinema was served by water, electric and gas and a private septic system.

1.2 PROPOSED PROJECT

The proposed project includes renovation of the existing single-story 26,560 SF cinema into a 39,592 SF (includes a 13,210 SF mezzanine) Eversource training facility. The project will also serve as a staging area for emergency response vehicles on an as needed basis. The proposed improvements at the site will include approximately 90,000 square feet of new gravel area to serve as various training zones with associated permanent equipment, poles, and structures. In addition, the existing cinema on site will be redeveloped into an indoor training area with classrooms and offices. Other improvements include new light poles with security cameras,

installation of new fencing, enlarging the existing stormwater basin and grassed water quality swale, removing the existing grassed parking islands and curbing, and new landscaping.

An analysis of the proposed stormwater management system was performed to analyze how the existing stormwater management system performs during the 2, 10, 25 and 100-yr storm. The additional stormwater runoff generated from the additional pavement, new gravel areas, and concrete pads, and other post construction site features will require the basin to be approximately 25% larger in order to achieve the same/reduction in runoff rates. The runoff from the proposed gravel training areas will be captured into new deep sump hooded catch basins that will be piped to discharge into the resized grassed water quality swale prior to entering the resized detention basin.

The proposed facility will be served by new water, electric, telecommunications, gas utilities. The existing sewer system will be reused.

2.0 PROJECT IMPACT

2.1 IMPACT ON TOWN SERVICES, ROADS, & ECOLOGY

SCHOOLS:

The proposed redevelopment of the site will not have an impact on schools within the Town.

MITIGATION: None Required

WATER AND SEWER:

The proposed water and sewer demand for the proposed office use will be less than the previous cinema use. The town water distribution system will not be impacted by the project. The property is currently served by a subsurface sewage disposal system located under the parking lot on the south side of the existing building which will be re-used for the new use.

MITIGATION: None Required

PARKS AND RECREATION:

The proposed project will not have an impact on the current inventory of parks and recreational areas within the Town of Wareham.

MITIGATION: None Required

POLICE PROTECTION:

The proposed project secured with a 7' tall perimeter fencing with a protected access gate. Pole mounted security cameras are proposed throughout the site. No increase in the frequency of patrols is anticipated and Eversource has agreed to provide emergency access codes to the police for access. Eversource also has agreed to continue the use of the site for emergency helicopter landing by police and/or fire.

MITIGATION: None Required

FIRE PROTECTION:

The proposed redevelopment of the site cinema will be outfitted with an automatic sprinkler fire protection system. There is an existing fire hydrant at the entrance to the site and proposed withing the site. The site will be readily accessible by emergency vehicles.

MITIGATION: None Required

TRAFFIC IMPACT:

No new parking is being proposed and the proposed redevelopment of the site will generate significantly less peak traffic than the previous cinema use.

MITIGATION: None Required

ECOLOGY OF THE SITE:

LAND:

The property is currently the site of the former Flagship Cinema and the existing building footprint is not proposed to change. The graded areas surrounding the existing parking lot will be converted into outdoor training areas. The limits of land disturbance will be minimal, including regrading of the existing stormwater pond and construction of the outdoor training areas. To accommodate the proposed emergency response function of the site, the interior parking lot islands will be removed. Landscaping improvements, including new trees and shrubs at the site entrance and along the property line along Doty Street are proposed.

MITIGATION: None Required

SURFACE WATER:

The site is bordered by bordering vegetated wetland to the east. Stormwater runoff currently flows into a series of catch basin structures that discharge into a grassed water quality swales and into an existing detention basin. The stormwater runoff from the proposed new paved and gravel areas will be collected into the existing stormwater collection system and discharged into the resized grassed water quality swale and detention basin in accordance with the MassDEP Stormwater Management Standards as a redevelopment project. Surface runoff will be treated using Best Management Practices (BMPs) to the maximum extent practicable and include new deep-sump hooded catchbasins, and expansion of the existing stormwater pond.

MITIGATION: Per DEP Stormwater Standards for Redevelopment

GROUNDWATER:

The project will be developed without and significant changes in topography. No removal or withdrawal of groundwater is proposed.

MITIGATION: No additional mitigation required

AIR QUALITY:

Minimal impact due to construction phase vehicle emissions and potential dust from construction are anticipated. No long-term adverse air quality impacts will result from the proposed project.

MITIGATION: None Required

NOISE:

The proposed redevelopment project will not produce significant discernable noise in the outside areas. There will be short term noise from the construction phase of the project. Any noise generated from the proposed project will be similar to that of the previous Flagship Cinema.

MITIGATION: None Required

WETLANDS:

There are jurisdictional wetland areas on the property and in the immediate area. A Notice of Intent will be filed with the Wareham Conservation Commission for limited proposed work within the 100' Buffer Zone for review and confirmation of the Wetlands Performance Standards as required by the Site Plan Review approval process.

MITIGATION: No mitigation required

WILDLIFE:

There will be no significant impact to wildlife since the project is located on a previously developed parcel of land.

MITIGATION: None Required

RARE SPECIES:

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

MITIGATION: None Required

*** Electronic Recording ***
Doc#: 00137349
Bk: 56129 Pg: 190 Page: 1 of 3
Recorded: 12/07/2021 11:11 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 12/07/2021 11:11 AM
Ctrl# 152679 29773
Fee: \$23,712.00 Cons: \$5,200,000.00

QUITCLAIM DEED

Steamship Associates, LLC, a Massachusetts limited liability company, having its principal office at 55 Cambridge Parkway, Suite 200, Cambridge, MA 02142

in consideration paid of Five Million Two Hundred Thousand and 00/100 (\$5,200,000.00) Dollars,

grants to NSTAR Electric Company d/b/a Eversource Energy, a Massachusetts corporation, with an address of 247 Station Drive, Westwood, MA 02090

with *QUITCLAIM COVENANTS*,

a certain parcel of land situated on the northeasterly side of Doty Street, the southeasterly side of Route 58 and the southwesterly side of Interstate 495 in Wareham, Plymouth County, Massachusetts, being Lots A, B, C and D and a parcel labeled "N/F Charles A. Dolan Jr." on a plan entitled "Approval Not Required Plan of Land in Wareham, MA for Clover Leaf Group Nominee Trust," dated March 7, 1989 prepared by Lamont R. Healy recorded with Plymouth County Registry of Deeds Plan Book 32, Page 204 as Plan #89-321 bounded and described as follows:

Southwesterly	by Doty Street a total distance of 1426.57 feet;
Northwesterly	by Route 58 a total distance of 693.62 feet;
Northeasterly	by Interstate 495 a total distance of 1700.10 feet;
Southeasterly	by land now or formerly of Commonwealth Electric 305.84 feet;
Southwesterly	by land now or formerly of Granville E. Stringer et ux 145.80 feet;
Southeasterly	by land now or formerly of said Stringer, 200.00 feet.

Together with all rights, title and interest of Grantor under, in and to the streets and roadways contiguous thereto.

The above premises are conveyed subject to and with the benefit of all other rights, rights of way, easements, restrictions and reservations of record, if any, insofar as the same are in force and applicable.

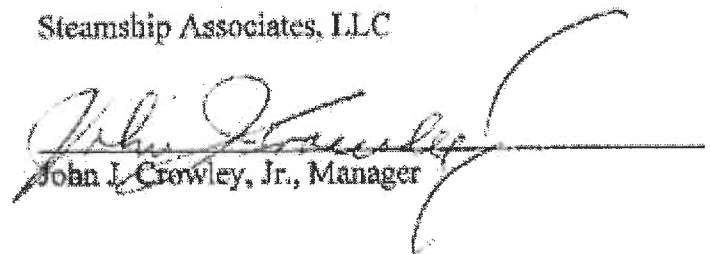
This conveyance is made by Steamship Associates, LLC in the ordinary course of business and does not constitute all or substantially all of the Grantor's assets within the Commonwealth of Massachusetts.

For title reference, see deed recorded with the Plymouth County Registry of Deeds in Book 23883 Page 348.

[Remainder of this page intentionally left blank]

Executed as a sealed instrument this 3rd day of December, 2021.

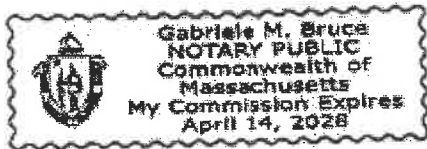
Steamship Associates, LLC

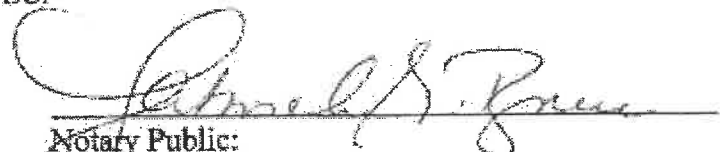

John J. Crowley, Jr., Manager

COMMONWEALTH OF MASSACHUSETTS

Barnstable County, ss.

On this 3rd day of December, 2021, before me, the undersigned notary public, personally appeared John J. Crowley, Jr., proved to me through satisfactory evidence of identification, which was U.S. Passport to be the person whose name is signed above, and acknowledged to me that he signed it voluntarily for its stated purpose as sole manager of Steamship Associates, LLC.




Notary Public:
My commission expires: 4-14-28



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

Paul Turner
Director of Inspectional Services

August 24, 2023

Ms. Kay Mae Pascua
31 Bellows Road
Raynham, Massachusetts 02767

RE: 37 Doty/ Map 103, Lot's A-1, B-1, C-1, D-1

Ms. Pascua,

I have reviewed your Building Permit application B-23-508, submitted August 22, 2023 with a description of work stating; "The project includes the redevelopment of the cinema site into an Eversource training facility including indoor and outdoor training areas with associated parking, landscaping, utility and storm water improvements. The applicant also intends to use the site and facility as an emergency response location during storm events and other power related emergencies." located at 37 Doty Street, Wareham, Massachusetts. At this time I must deny your request.

Your application is being denied under the following sections 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 on the premises, shall be permitted only upon the issuance of a **Special Permit** from the Planning Board for Site Plan Review.

The change of use, from Commercial Recreation Facilities to Educational, non-exempt use is allowed in the Commercial Strip zoning district. The proposed project generates more than ten new parking spots, therefor site plan review will be required.

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

The subject dwelling is located in CS zoning district.