



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

August 8, 2022

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

Re: Site Plan Review – 242 Marion Road
The Family Pantry – Damien’s Place Corp.
Map 56 Lot 1000-B
G.A.F. Job No.: 22-9838

Dear Planning Board Members,

G.A.F. Engineering, Inc., on behalf of our client, The Family Pantry – Damien’s Place Corp., hereby submits the following materials which comprise our application for Site Plan Review.

- Site Development Plans dated August 4, 2022. (14 sets)
- Stormwater Report dated August 4, 2022. (2 copies)
- Site Plan Review Application (14 copies).
 - Project Narrative and Impact Assessment Report.
 - 300’ Certified Abutters list.
 - Tax Verification Form.
 - Site Plan Review Checklist.
- Filing fee of seven hundred fifty dollars (\$750.00)
- Advertising fee of one hundred dollars (\$100.00)
- Abutter notification fee (\$266.36)

The project consists of the construction of a 50’ x 100’ building with associated parking lot, access drives, loading docks, utilities, and stormwater management system. The facility will be utilized as a food pantry for people in need. The project has been designed in compliance with the applicable sections of the Wareham Zoning By-Laws.

Please contact me directly if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads 'William F. Madden'.

William F. Madden, P.E.
bill@gafenginc.com

cc: The Family Pantry – Damien’s Place Corp.
Town Clerk

266 MAIN ST.
WAREHAM, MA 02571

TEL 508.295.6600
FAX 508.295.6634

APPLICATION FOR SITE PLAN REVIEW

Applicant: Name: The Family Pantry – Damien’s Place Corp.

Mailing Address: P.O. Box 730, East Wareham, MA 02538

Telephone: 508-472-4488

Project: Street & Number: 242 Marion Road

Assessor’s Map: 56 Lot(s): 1000-B

Dwelling Units #: N/A

Parking Spaces #: 33

Acres: 2.48± Square feet commercial space: 5,000

Briefly describe project: The project consists of the construction of a 50’ x 100’ building with associated parking lot, access drives, loading docks, utilities, and stormwater management system. The building will be utilized as a food pantry for people in need.

Date: 8/3/2012

Signature of Applicant: 

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

Treasurer-Collector: _____ Date: _____

APPLICATION FOR SITE PLAN REVIEW

List of Abutters:

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

Michael Crispin, 251 Marion Road, Wareham, MA 02571

Revocable Trust of Eleanor M. Kirkland, 541 Main Street, Wareham, MA 02571

Edward N. Cannata III & Karen J. Cannata, 247 Marion Road, Wareham, MA 02571

David Marshalka, 29 Brown Street, Wareham, MA 02571

Cheryl L. Morse, P.O. Box 441, Wareham, MA 02571

Tony J. Santos & Kyle J. Cabral, 177 Huntington Avenue, Suite 1700, Boston, MA 02115

239 Marion Road Nominee Trust, 106 Gunning Point Road, Plymouth, MA 02360

Gregory S. Feldman & Barbara Worthington, 2729 Cranberry Highway, Wareham, MA 02571

Tanya M. Tatro & Derek J. Pires, Jr., 22 Brown Street, Wareham, MA 02571

Stephanie A. & Christine M. Quarterone, 223 Marion Road, Wareham, MA 02571

Maria & Speare G. Christos, 4 Nickerson Road, Buzzards Bay, MA 02532

Wayne R. & Marie T. Pina, Dawn M. Pezza, 209A Marion Road, Wareham, MA 02571

Norman J. Patras & Paula Brito Patras, 3 Old Beaverdam Road, Wareham, MA 02571

Andrew Charles Lavoie Living Trust, P.O. Box 1097, Hampton Bays, NY 11946

Route 6 Fuel, LLC, 204 Marion Road, Wareham, MA 02571

Peter Silva, 4 Ingleside Road, Lexington, MA 02420

246 Marion Road, LLC, 7 Fieldstone Lane, Marion, MA 02738

SWEBSCO, LLC, 20 North Park Avenue, Plymouth, MA 02360

Thomas & Eileen Stenson, 11 Brown Street, Wareham, MA 02571

Katie-Anne Wandrie, 13 Brown Street, Wareham, MA 02571

Cara M. Eleniefsky, 2A Rock Marsh Road, Wareham, MA 02571

Brian Gaudette & Emily Belrose, 12 Swifts Beach Road, Wareham, MA 02571

Ronald E. Thomas, 14 Swifts Beach Road, Wareham, MA 02571

Ripley's & Swift's Beach Manufactured Home Community, Inc., P.O. Box 54, Salem, NH 03079

Stanley Fitzhugh Jr., 23 Swifts Beach Road, Wareham, MA 02571

Fannie W. Rogers et als, 12 Swifts Beach Road, Wareham, MA 02571

Jack Barboza, 233 Marion Road, Wareham, MA 02571

ITW Realty Trust, 40 Lone Street, Marshfield, MA 02050

Project Narrative & Impact Assessment Report

For

“Site Development Plan”

242 Marion Road
Wareham, MA

Prepared for

The Family Pantry – Damien’s Place Corp.

P.O. Box 730
East Wareham, MA 02538

Prepared by

G.A.F. Engineering, Inc.

266 Main Street
Wareham, MA 02571

August 4, 2022

G.A.F. Job No.: 22-9838

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Project History

The owners of the property, The Food Pantry – Damien’s Place Corp., currently operate out of a building located at 3065 Cranberry Highway in East Wareham. The Pantry provides food to families in need in the greater Wareham/New Bedford area and promotes education and hunger awareness in the community.

Damien’s Place welcomes people of every age, race, ethnicity, national origin, religion, handicap, marital status, sexual orientation, or any status, including homeless, without discrimination. They collaborate with other organizations that share the mission to alleviate hunger in the area. They currently serve an average of 140 to 150 clients per week. They served 1,790 families from Wareham in 2021, feeding 3,778 people.

The proposed facility will provide a new permanent home for Damien’s Place. The existing location on Cranberry Highway will be closed once the new facility is completed and operational.

Project Site

The project site is a 2.48 acre wooded parcel of land on the south side of Marion Road (Route 6) with frontage along the highway from Brown Street to Swift’s Beach Road. The property is vacant with no buildings or utilities. Utilities consisting of municipal water, sewer, electric, gas, cable, and phone are accessible in Swift’s Beach Road.

Existing soils consist of loamy sand. Depth to seasonal high groundwater is approximately four feet below grade within the project area.

Site topography is uniformly sloped with a high point at the corner of Marion Road and Swift’s Beach Road at elevation 19 (NAVD-88). The grade slopes down to the south to a low point of elevation 16 along the abutting properties and Brown Street.

There are no wetland resources on the property. It is not located within areas mapped as significant to rare wildlife by the Natural Heritage and Endangered Species Program.

The property is bordered by streets on three sides. Abutting properties to the south consist of a single family house lot and a lot with a cellular communications tower. The Swift’s Beach Manufactured Home Community is located on the other side of Swift’s Beach Road across from the project area.

Project Description

The project consists of the construction of a five thousand square foot building with associated parking lot, access drives, loading docks, utilities, and stormwater management system.

The current hours of operation are limited to 8:30 AM to 11:30 AM on Thursdays and Saturdays. Tuesdays may be added to the schedule in the future. The day to day operation is overseen by the Executive Director who is the only full time employee.

On service days there are 10-12 volunteers to assist with the work. Only 1-3 volunteers work on non-service days.

Truck traffic consists of one delivery per week from the Greater Boston Food Bank. The Pantry's truck makes 3-4 trips per week to pick up food from local supermarkets.

This project includes two site access drives. The main access drive from Marion Road (Route 6) is located approximately 220 feet north of Brown Street and 340 feet south of Swift's Beach Road. These access points are aligned with a travel lane along the south side of the building and parking lot to facilitate truck traffic to the loading docks.

The parking lot contains a total of 33 spaces with 2 handicap accessible spots at the customer entrance.

Utilities are proposed to be connected to the services in Swift's Beach Road.

The stormwater management system has been designed to provide compliance with the Massachusetts Stormwater Handbook and Town of Wareham regulations. A detailed description and calculations are provided in the Stormwater Management Report. The report documents the compliance of the design and protection provided for adjacent downstream properties.

In summary the successful completion of this project will ensure the continued operation of this vital service to the many people of need in the Town of Wareham and surrounding communities.

Environmental Impact Statement - Impacts and Mitigation

Town Services

There is no anticipated increase in demand for municipal services in association with this project. The Pantry provides a much needed service to the community. The new facility will provide a permanent location with an attractive new building and landscaped parking lot. The project will create construction phase employment, increase long-term employment, feed families and individuals in need, and increase tax revenue to the Town of Wareham.

Mitigation: None required.

Water System

A two-inch water service is proposed to be connected to the existing 8" ductile iron water main in Swift's Beach Road. The required flow for the facility based on square footage is less than 500 gallons per day. The days of service to the public are limited to 2-3 days per week.

Mitigation: None required.

Sanitary Sewer System

A gravity sewer service is proposed to be connected to an existing sewer manhole in Swift's Beach Road. This manhole is approximately 100 feet from the proposed building. A connection permit is required to be obtained from the Wareham Sewer Commissioners to allow flow into the system. There is currently a moratorium in place for new connections and increases in flow due to capacity issues at the Wastewater Treatment Facility. The alternative to the proposed connection would be the installation of a Title V and Town of Wareham Board of Health compliant subsurface sewage disposal system.

Mitigation: None required.

Parks and Recreation

The project does not take away lands currently used as parks or for recreation. It will not create a need for additional recreation space or impact the Town's inventory of parks and recreation areas.

Mitigation: None required.

Police Protection

The Town of Wareham Police Department and Massachusetts State Police currently patrol Route 6 periodically and in response to specific calls. Access to the site is provided from both Route 6 and Swift's Beach Road. The building will be equipped with an alarm system. The parking lot will be illuminated with building mounted wall packs. The proposed use of the facility does not create an increased risk of crime. No increase in the frequency of patrols is anticipated.

Mitigation: None required.

Fire Protection

The building is not proposed to be sprinklered based on its size and intended use. There is an existing hydrant in close proximity to the south side of the Route 6 curb cut. There is also an existing hydrant directly opposite the proposed building on the north side of Swift's Beach Road. Travel lanes around and through the parking lot have been designed to provide sufficient space for circulation and access to all sides of the facility.

Mitigation: None required.

Schools

The proposed use will not generate additional demands on the school department. Families that rely on school meal programs will have an additional resource for food in close proximity to all of the Wareham public schools.

Mitigation: None required.

Traffic

This project does not generate or attract a large volume of traffic. Service to the public is limited to two or three mornings per week. The trailer truck delivery from the Greater Boston Food Bank is once per week. The Pantry truck picks up food from local supermarkets 3-4 times per week. An application for a permit to access the state highway will be submitted to the District 5 office of MassDOT. The location of the proposed curb cut provides sufficient distance from Brown Street and Swift's Beach Road with respect to available sight distance and stopping sight distance. The Swift's Beach Road access drive is located approximately 360 feet from Route 6 which will be more than enough for vehicles exiting the site from Swift's Beach Road to enter the northbound lane to Route 6 behind vehicles stopped at the intersection.

In our opinion these factors negate the need for further traffic study.

Mitigation: None required.

Ecology of the Site

Land

This property is 2.48 acres of wooded land with soils comprised of loamy sand and no wetland resource areas. The property is bounded by Brown Street, Marion Road, and Swift's Beach Road. A cellular communications tower and single family house lot are located along the southerly property boundary. The topography is such that the project can be constructed with shallow excavations to accommodate drainage and minimal fill to establish the parking lot and building grades.

Mitigation: None required.

Surface Water

There are no surface waters on or adjacent to the proposed site. The topography of the land directs surface water from the north end to the southerly property line and Brown Street. A stormwater management system has been designed to collect and treat surface runoff prior to infiltration to groundwater. The flow of surface runoff to adjacent properties is reduced as a result of the project.

Mitigation: No additional mitigation required.

Groundwater

The estimated depth to seasonal high groundwater at the project location is four feet. This project includes two infiltration basins which store, treat, and infiltrate surface runoff to protect the groundwater supply. An infiltration basin is one of the best management practices for reducing tss, nitrogen, and phosphorous. A more detailed analysis of the project's compliance with the applicable standards is included in the drainage report.

Mitigation: No additional mitigation required.

Air Quality

Minimal impact due to construction phase vehicle emissions and potential dust from excavation and site grading. The contractor and owner will be responsible to perform dust control measures during construction. No long-term air quality impacts will result from this project.

Mitigation: None required.

Noise

The food pantry will operate from 8:30 AM to 11:30 AM two to three days per week. There are a limited number of volunteer workers on off days. The bypass traffic in Route 6 generates the dominant outdoor noise at this location. There will be short term noise from the construction phase of the project which will be limited to the hours stipulated by Town approvals.

Mitigation: No additional mitigation required.

Wetlands

There are no jurisdictional wetland areas on the property or in the immediate area. A Request for Determination of Applicability will be filed with the Wareham Conservation Commission for confirmation as required by the Site Plan Review approval process.

Mitigation: No mitigation required.

Wildlife

There will be no appreciable impact to wildlife, since the project is situated on only 2.48 acres of land surrounded by busy streets on three sides. The project does not include extensive security fencing. There is an area set aside for a vegetable garden which will provide some benefit to pollinator species.

Mitigation: No mitigation required.

Rare Species

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

Mitigation: None required.

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Submission #61

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

Welcome to the website. For Help Documentation & Videos, please visit our [Municipal User Center](#) or, for schools, visit our [Schools User Center](#). It is recommended you write down the following credentials to login to the User Center - Username: "CivicOpen" and Password: "ClientUser10!"

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Submission information

Form: [Abutter Request Form - Online](#)
Submitted by Anonymous (not verified)
July 26, 2022 - 2:18pm
2603:3005:261c:0:7846:9b6f:aa38:3d8f

Contact Information

Bob Rogers

Phone Number:

508-295-6600

Email Address:

bob@gafenginc.com

Date of Request:

July 26, 2022

Owners Name:

Swift's Beach Corner Nominee Trust

Property Location:

242 Marion Road

Map/Lot

56/1000B

Distance Required

300'

Which Board are you appearing before?

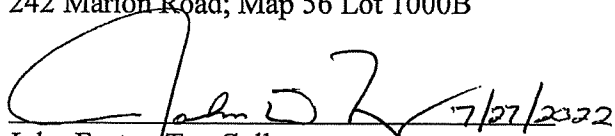
Planning Board

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PLANNING BOARD
TAX VERIFICATION FORM

This verifies that Swift's Beach Corner Nominee Trust (applicant) is up to date on the taxes for the property(ies) he/she owns in Wareham. If the applicant is not the current owner of the property that the application addresses, the current owner, same, is up to date on taxes on all properties he/she owns in the Town of Wareham.

242 Marion Road; Map 56 Lot 1000B


John Foster, Tax Collector

7/27/2022

*** Electronic Recording ***

Doc#: 00063299

Bk: 57080 Pg: 157 Page: 1 of 2

Recorded: 07/29/2022 11:00 AM

ATTEST: John R. Buckley, Jr. Register

Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX

Plymouth District ROD #11 001

Date: 07/29/2022 11:00 AM

Ctrl#

Fee: \$.00 Cons: \$1.00

TRUSTEE'S DEED

William C, Decas, Trustee of Swifts Beach Corner Nominee Trust, under a Declaration of Trust dated April 17, 2015 and recorded at the Plymouth County Registry of Deeds in Book 45451, Page 307

for consideration of One Dollar (\$1.00)

grants to **The Family Pantry - Damien's Place Corp.**, a Massachusetts nonprofit Corporation with a principal office at 3065 Cranberry Hwy. #B820, P.O. Box 730, East Wareham, MA 02538

The following described real estate at the corner of Marion Road and Swifts Beach Road in Wareham, Plymouth County, Massachusetts, more particularly shown and described as Map 56, Lot 1000-B, 108,040 square feet ± 2.48 acres on a plan of land entitled "Approval Not Required Plan, Map 56/Lot 1000, Marion Road & Swifts Beach Road, Wareham, MA, Prepared For: ITW Realty Trust", which plan is dated August 11, 2013 and is recorded at the Plymouth County Registry of Deeds in Plan Book 60, Page 314.

The above described property is a portion of the property conveyed by deed of John C, Decas et al, dated April 17, 2015 and recorded with Plymouth County Registry of Deeds in Book 45451, Page 312.

The Grantor state under the pains and penalties of perjury that the property being conveyed is vacant, unimproved land and contains no residential dwelling. Therefore, this property is not homestead property, whether recorded or automatic, and no person claims the benefit of the Massachusetts Homestead Act, MGL, Ch. 188.

For authority of the trustee to convey, see the Trustees Certificate recorded herewith.

PROPERTY ADDRESS: 242 Marion Rd., Wareham, MA 02571

Witness my hand and seal on this ^{28th} day of July, 2022.

Swifts Beach Corner Nominee Trust

by William C Decas
William C. Decas, Trustee

THE COMMONWEALTH OF MASSACHUSETTS

On this ^{28th} day of July, 2022, before me, the undersigned notary public, personally appeared William C. Decas. Trustee of Swifts Beach Corner Nominee Trust, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Sheila R White
Notary Public: Sheila R. White

My Commission Expires: 10/21/27



SHEILA R. WHITE
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
October 21, 2027

Town of Wareham Site Plan Review
Application Checklist

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

Name of Site: Damien's Food Pantry **Date:** August 4, 2022

Owner(s): The Family Pantry – Damien's Place Corp.

Address: P.O. Box 730, Wareham, MA 02533

Telephone Number: 508-472-4488

Developer(s): The Family Pantry – Damien's Place Corp.

Address: P.O. Box 730, Wareham, MA 02533

Telephone Number: 508-472-4488

Relationship between Developer & Property Owner: Owner is developer

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

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

Architect: Dennis Colwell Arch., 123 Central St., Suite 203, Foxborough, MA 02035

Landscape Architect: _____

ITEM	COMPLETED
Application filed with Planning Board and Zoning Board (in case of Special Permit)	X
Copy filed with Town Clerk	X
Preliminary plan and supplementary materials (14 copies)	
Filing fee	X
GENERAL INFORMATION	
Developer Name, address, telephone number	X
Property Owner Name, address, telephone number	X
Date of Application	X
Statement briefly describing project	X
Locus Map (1" = 2000')	X
Location of property to surrounding area (scale should be no less than 1" = 100') and general characteristics of all lands within 200' of the proposed site including	X
Structures, parking areas, driveways, pedestrian ways, and natural characteristics	X
Zoning district (sq. feet within each district if more than one)	X

Total area of project to include wetland and 100 year floodplain (both in sq. feet)	N/A
All contiguous land owned by the applicant or by owner of property	X
Photographs of site (8" by 10") – at discretion of Permitting Authority	
EXISTING FEATURES	
(Scale 1"=20', 1"=40', or 1"=100' where practical and appropriate to the size of the proposal) Must include at minimum the following:	
1. Existing Natural Features	
a. Tree line of natural area;	X
b. Individual trees 18" dbh or over;	
c. Bogs or agricultural areas;	N/A
d. All wetlands protected under 310 CMR 10.02 (1) (a-d); floodplain (100 year) with base flood elevation data;	N/A
e. Contour lines (2' intervals);	X
f. General soil types.	X
2. Existing Man-Made Features	
a. Vehicle accommodation areas; streets, roads, private ways, walkways;	X
b. Curbs, gutters, curb cuts, drainage grates;	X
c. Storm drainage facilities including manholes;	X
d. Utility lines including water, sewer, electric, telephone, gas, cable TV;	X
e. Fire hydrants and location of dumpsters;	X
f. Buildings, structures, and signs (free standing) including dimensions of each;	X
g. Exterior lighting features.	X
3. Existing Legal Features	
a. Zoning of property (district lines);	X
b. Property lines (with dimensions identified);	X
c. Street right-of-way lines;	X
d. Utility or other easement lines;	X
e. Monuments.	X
DEVELOPMENT PLAN	
Proposed changes to existing natural features, existing man-made features, and existing legal features including the following:	
• Area of each new lot in square feet;	N/A
• Lot dimensions;	X
• Location and dimensions of all buildings and freestanding signs as well as the distances from all buildings to lot lines, streets, or street;	X
• Location, dimension, and designated use for all recreation areas;	N/A
• Location and dimension of all open space (indicate whether such open space is to be dedicated to public use or to remain private);	N/A
• Streets (including street names) which conform to the design standards of the Planning Board's Rules and Regulations Governing the Subdivision of Land;	N/A
• Curbs and gutters, curb cuts, drainage grates;	X
• Drainage facilities including manholes, pipes, drainage ditches, and retention ponds;	X
• Sidewalks and walkways showing widths and materials;	X

• Outdoor illumination with lighting fixture size and type identified;	X
• Utilities- water, sewer, electric, telephone, gas, cable TV;	X
• Fire hydrant locations;	X
• Dumpster (trash collection facilities);	X
• New contour lines resulting from earth movement (2' intervals) and indication of types of ground cover and other precautions to stabilize slopes;	X
• Vehicle parking, loading, and circulation areas showing dimensions and layout of parking spaces, travel lanes, aisles, and driveways;	X
• Proposed new plantings by size and location or construction of other devices to comply with screening and shading requirements.	X
IMPACT STATEMENT	
Part One: Description of impact of proposed development on all applicable town services including but not limited to schools, sewer service, water system, parks, fire, and police protection; roads in the immediate vicinity of proposed development (include estimate of both peak and average daily traffic count); and the ecology of the area within the site and any significant off-site impacts.	X
Part Two: Description of actions that have been taken to mitigate the impacts described in part one.	X





Family Pantry-Damien's Place
PO Box 730
East Wareham, MA 02538-0730

4949

5-7515/110

August 2 2022

CHECKSAFE

PAY TO THE ORDER OF Town of Wareham \$ 750.00

seven hundred and fifty and 00/100 DOLLARS

Santander Bank, N.A.

FOR 242 Marion Rd.

Pauline L Lally

⑆011075150⑆ 56400023810⑈ 4949

Family Pantry-Damien's Place
PO Box 730
East Wareham, MA 02538-0730

4950

5-7515/110

August 2 2022

CHECKSAFE

PAY TO THE ORDER OF Town of Wareham \$ 266.36

two hundred sixty six and 36/100 DOLLARS

Santander Bank, N.A.

FOR 242 Marion Rd.

Pauline L Lally

⑆011075150⑆ 56400023810⑈ 4950

Family Pantry-Damien's Place
PO Box 730
East Wareham, MA 02538-0730

4952

5-7515/110

August 2 2022

CHECKSAFE

PAY TO THE ORDER OF Wareham Truck \$ 100.00

one hundred and 00/100 DOLLARS

Santander Bank, N.A.

FOR 242 Marion Rd.

Pauline L Lally

⑆011075150⑆ 56400023810⑈ 4952