

August 18, 2022

Project No. 2020-089

Sonia Raposo
Planning Department
54 Marion Road
Wareham, MA 02571

Re: Warren Project – Banquet Hall Building - 59 Main Street, Wareham, MA

Sonia:

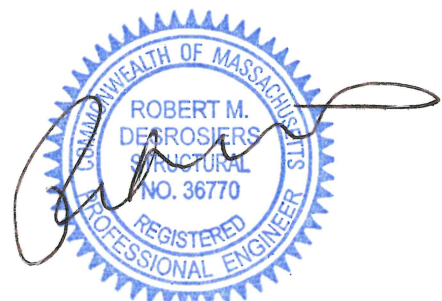
This is written to confirm that the Banquet Hall Building at the referenced location has been designed to meet the building height limitation as promulgated under the Wareham Zoning By-Law. The building is a commercial structure located within the Wareham Village I District.

The proposed building is a single-story, timber post and beam structure, designed to be an attractive addition to the waterfront. The first floor elevation of the building is determined by FEMA Flood Hazard Zone Criteria for the site. The building form is a traditional gable frame with a shed roof to the street side and a covered open porch toward Bessey Park. A significant architectural feature of the building is the window monitor at the center of the main roof.

The building height taken from the absolute top of the roof finish of the monitor is 40' from the average grade elevation at the site around the building. This was calculated from the elevations shown on the detailed site drawings prepared by G.A.F. Engineering, based upon the methodology required by the Massachusetts State Building Code 780 CMR. In my view, the building conforms to the height limitations of the Building Code and the Zoning By-Laws.

Very Truly Yours,

Robert M. Desrosiers, P.E., M. ASCE



8-18-22