



**Town of Wareham
Planning Board**
54 Marion Road
Wareham, MA 02571-1428

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9/14/21

Wareham Zoning Board of Appeals
54 Marion Road
Wareham, MA 02571

Subject: 39-21 First Hartford Realty Corp. "Reign Car Wash" - Special Permit, Variance, SPR - 3005/3013 Cranberry Hwy.

Dear Mr. Elkallassi,

Per the Wareham Zoning By-Laws, please see the feedback from the Wareham Planning Board regarding the Reign Car Wash project.

- In the Impact Statement, Introduction, references Wareham By-Laws from May 2014. Current version is from October, 2019.
 - This Impact Statement is provided to support the proposed Reign Car Wash development at 3013 Cranberry Highway, in accordance with Section 1534 of Article 15, Site Plan Review, in the Town of Wareham Zoning By-laws dated May 2014.
- ANR-1 and ARN-2 are referenced in the site plans/plan set document. What is the plan for submitting those ANRs to the WPB for review and approval?
- Are the documents (over and above the drawings) available for review?
 - Sv-1 ALTA/NSPS Land Title Survey February 3, 2021
 - ANR-1 Subdivision Plan of Land 1 March 9, 2021
 - ANR-2 Subdivision Plan of Land 2 March 9, 2021
- Minimal if any design guidelines are referenced in the documentation we reviewed. It was the general impression of the WPB that the 'modernistic' design of the facility was not in character

for Wareham as a whole. While this area of the Cranberry Highway in East Wareham is a hodgepodge of architectural designs, especially the newer and chain franchise buildings, it is the opinion of the WPB that this project's visuals may be so out of character for Wareham that it warrants applications of design standards emphasizing a more New England/Cape Cod look.

- It was noted that commenting on preliminary plans, that will be changed over the course of the permitting process can be difficult. One possible remediation may be for a final review opportunity after all Wareham agencies have provided input, and the plans are in a more final state.
- Given the history of stormwater retention problems in that area, and the fact that special storm water management systems are being designed into the Cranberry Highway widening project in that area, it is the recommendation of the WPB that special attention be paid to any potential stormwater and facility water management issues from the car wash.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Swenson". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Richard Swenson
Chairperson, Wareham Planning Board