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*Via E-Mail: schilcott@townofpembroke.mass.org
and First Class Mail*

Frederick Casavant IV, Chairman
c/o Sabrina Chilcott
Pembroke Zoning Board of Appeals
100 Center Street
Pembroke, MA 02359

**Re: River Marsh – Comprehensive Permit Application
Water Street, Pembroke, MA**

Dear Ms. Chilcott, Chair Casavant, and Members of the Board:

Reference is made to the Memorandum from Vanasse & Associates, Inc. responding to Peer Review Comments to the proposed 40B Residential Development.

As noted in the Memorandum, the updated plans include access changes to the southern driveway. Specifically, the prior plans showed 2-way traffic with full access and full egress. The updated plans, last revised June 7, 2021, still have 2-way traffic with full access and right-turn egress only. The change was made because a white picket fence around 248 Water Street interferes with sight lines for left-turn egress.

Section IV.4.D.8 of the Zoning Bylaws prohibits maintaining the picket fence in this location, as set forth below:

8. Corner Clearances: No building, no structure, no fence other than a post and rail fence, no sign, and no foliage shall be maintained between a height of two feet and a height of eight feet above the plane through the curb grades of intersecting ways

within the area formed by the lines of intersecting ways and lines parallel to and fifteen (15) feet in distance from the intersecting way lines, or, in the case of a rounded corner, within an area which is fifteen (15) feet or less in distance from both way lines.

Additionally, the picket fence is located in the layout of Water Street and Article XX of the General Bylaws prohibits obstructions in streets or public places after notice to remove the obstruction from a police officer, constable, or the Board of Selectmen.



If the Board and community prefer the south driveway to have full egress instead of the right-turn only proposed, the Town has procedures to enforce removal of the fence through the Zoning or General Bylaws.

Respectfully yours,

RIVER MARSH LLC
By its Attorney,

WARREN F. BAKER

WFB:amg

Cc: Amy Kwesell, Esq.