

MATTAKEESETT VILLAGE – PEMBROKE

Project Narrative

The Applicant, Bristol Bros. Development Corp., seeks the issuance of a Comprehensive Permit to construct sixty-six (66) age restricted units of rental housing, named “Mattakeesett Village” (the “Project”), on 3.27 acres of land located at 7-15 Mattakeesett Street (the “Site”) in Pembroke, Massachusetts.

The Site is currently improved with a two-story funeral home (formerly operated by JJ Shepard) that has ceased operations and has been dormant for several years. The Site is also improved with a detached single-story garage and various driveways and parking areas.

The Site is located in downtown Pembroke, within short walking distance to various municipal and commercial facilities, including the Community Center, Town Hall, Public Library, Police Station, Fire Station and Post Office, as well as numerous retail and service businesses. The proposed Project’s proximity to various stores and services is anticipated to increase pedestrian and economic vitality at the Town’s center.

The Applicant proposes to redevelop the Site to construct two (2) multifamily buildings that contain sixty-six (66) age-restricted units, including seventeen (17) affordable units and forty-nine (49) market rate units. All of the units will be offered for rent; thus, one-hundred percent (100%) of the units are included in the Town’s Subsidized Housing Inventory (SHI) stock.

The Project is proposed to be age-restricted to individuals aged fifty-five (55) and over. The Project will consist of forty-six (46) one-plus bedroom units and twenty (20) two-bedroom units. One-bedroom units are on average 850± square feet, and the average two-bedroom unit is 1,100± square feet. A total of thirty-nine (39) private garages that range from 300± square feet to 450± square feet are proposed to be located within the lower floor of the buildings, as well as private storage units for use by residents.

The design of the buildings and Site aspires to an earlier New England-style harmonious with other valued buildings within the center. The slope of the Site naturally lowers in elevation from the frontage on Mattakeesett Street to the north of the Site. Thus, the front building visible from Mattakeesett Street has the appearance of a two-story building, yet the grade change allows a walkout level that includes garage bays and storage units for the residents at the rear of the building. The second building is located to the north, and behind, the building visible from Mattakeesett Street, and presents as a three-story building that includes garage bays and storage units for the residents at the rear of the building. The peak of the rear (northerly) building is no higher than that of the front building.

As part of the Project, the Applicant proposes to provide access to the Site by removing the existing three (3) curb openings and constructing two (2) curb opening along the frontage on Mattakeesett Street, at the easterly and westerly ends of the frontage. One-hundred and ten (110) parking spaces are proposed to be located onsite; including eighty-one (81) surface spaces and thirty-nine (39) garage spaces. A drainage infiltration basin at the northerly end of the property works with the grades of the site to capture, treat and infiltrate stormwater onsite.

Overall, the proposed Project supports the objectives of the Pembroke Housing Production Plan and the Town, as well as the goals of the Affordable Housing Committee to achieve and maintain at least 15% of its housing units affordable with a varied inventory.