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September 14, 2021

*Via E-Mail: schilcott@townofpembrokemass.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
Comments 17, 19 and 25, Ron Müller & Associates**

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

This letter is in response to the Peer Review report from Ron Müller & Associates dated September 7, 2021. Shaun Kelly from VAI responded to Comments 1-16 by Memorandum dated September 14, 2021 and Sue Spratt from McKenzie Engineering submitted updated turning analysis using a SU-30 truck as requested in Comment 22. With respect to Comments 17, 19 and 25, please see response below.

Comment 17: This Comment 17 incorporates Comment 8, in which the peer reviewer continues to recommend that the Town of Pembroke require the property owner at 248 Water Street to relocate the fence outside of the Water Street layout. We believe the Zoning Board of Appeals has the authority to require the fence be removed as

noted in the peer review. As noted in our letter dated June 8, 2021, Section IV.4.D.8 of the Zoning Bylaws prohibits maintaining the picket fence in this location and Article XX of the General Bylaws prohibits obstructions in streets or public places after notice by town authorities including the Board of Selectmen. In its Comprehensive Permit review, the ZBA has authority to take actions more typically taken by local boards, including the Board of Selectmen. See definitions in G.L. c. 40A, § 20 and see § 21.

Comment 19: The Applicant commits to adding the requested crosswalks and wheelchair ramps.

Comment 25: We received a letter from the School Committee relating to the bus stops on September 14, 2021 via email (dated August 18, 2021), and we will review with the Applicant's team to discuss with the Board on September 28, 2021.

We look forward to discussing these and other matters with the Board at our hearing on September 28, 2021.

Respectfully yours,

RIVER MARSH LLC
By its Attorney,



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