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October 12, 2021

Town of Pembroke Zoning Board of Appeals
Town Hall
100 Center Street
Pembroke, Massachusetts 02359

Attn: Sabrina Chilcott, Assistant Town Manager
schilcott@townofpembrokmass.org

**RE: Comprehensive Permit
Peer Review Comments River Marsh Village
Water Street Pembroke, Massachusetts**

Dear Ms. Chilcott and Members of the Board,

This letter is in response to questions and comments in a review letter dated September 15, 2021, from Ron Müller & Associates for the above referenced project.

Enclosed herewith are the following:

- Two (2) full size plans of River Marsh Village - Comprehensive Permit Plan, Water Street, Pembroke, Massachusetts, prepared by McKenzie Engineering Group, Sheets C-1, and D-5, dated September 22, 2016, revised October 12, 2021.

The following are responses to the comments that were highlighted in the Ron Müller & Associates review letter that pertain to Site Review only.

SITE PLAN REVIEW

Comment 17: See Comment 8. No Further comment.

Response: *No response required*

Comment 19: We noted that the internal four-way intersection has sidewalks proposed along all four corners, yet crosswalks with associated wheelchair ramps are only provided across two legs of the intersection. Crosswalks and wheelchair ramps should be provided across the remaining legs of the intersection.

Baker, Braverman & Barbadoro, PC responded that the applicant commits to adding the requested crosswalks and wheelchair ramps. We note that the latest submitted site plan does not yet show the recommended

crosswalks and wheelchair ramps.

Response: *The Site Layout Plan has been revised to include the requested crosswalks and wheelchair ramps. Please refer to Sheet C-1.*

The crosswalks and wheelchair ramps for the remaining plan sheets will be provided on the final construction plans.

Comment 22: Requested additional turning analysis for delivery trucks using an SU-30 truck as the design vehicle.

MEG provided the requested turning analysis on Sheets C-9 and C-10 of the latest site plan. These plans show all turns into and out of the site can be accommodated at both site driveways as well as internal too the site. **We note that this type of delivery vehicle would need to use up the entire width of the south driveway and the entire width of Water Street in order to make the right turn onto Water Street. The Town of Pembroke should consider requiring the applicant to restrict delivery vehicles to the north site driveway.**

Response: *Comment noted.*

Comment 24: We commented that the plans show a relocation of the driveway to 248 Water Street onto the south site driveway and requested that the applicant confirm that this driveway relocation is acceptable to the property owner. The project attorney, Baker, Braverman & Barbadoro, PC responded that the property owner at 248 Water Street has a written driveway easement over a portion of the site and that the applicant is allowed to relocate the driveway under established law. **We recommend the Town attorney confirm this position.**

Response: *No response required.*

Comment 25: We recommend the applicant contact the Pembroke School Department to determine where students will be picked up and dropped off and to consider an on-site school bus waiting area including provision of a parking area for parents if the bus will only stop along Water Street. The project attorney, baker, Braverman & Barbadoro, PC submitted a letter to the School Department requesting guidance on potential bus stops within the site and suggesting that the parking area across from Building 3 could be used as a waiting area by parents who drive their kids to be picked up if the bus will only stop along Water Street.

Baker, Braverman & Barbadoro, PC notes that they received a letter from the School Committee on September 14, 2021 and that they will be ready to discuss this issue at the September 28, 2021 meeting with the Zoning Board. **We will hold on further comment pending this discussion.**

Response: *Please refer to the letter prepared by Baker, Braverman & Barbadoro, P.C., dated October 12, 2021.*

We believe that we have sufficiently addressed the comments in the September 15, 2021, Ron Müller & Associates' letter. Please do not hesitate to contact us should you have any questions or require additional information.

Very truly yours,

MCKENZIE ENGINEERING GROUP, INC.



Susan Spratt, P.E.
Project Manager



Bradley C. McKenzie, P.E.
President

Cc: Matthew Heins, Pembroke Planning Board
Amy E. Kwesell, Esq.
Brian Murphy
Kimberly Kroha, Esq.
Merrill Engineers and Land Surveyors