

**TOWN OF PEMBROKE**  
**APPLICATION FOR SITE PLAN APPROVAL**

Submit to Town Clerk with \$1,000.00 Filing Fee and Complete Site Plans as required in Section V. 7., Site Plan Approval of the Zoning By-laws.

Name of Applicant: B&M 35 Hanover, LLC c/o Mike Murphy

Address: 29 Winter Street Pembroke, MA 02359

Telephone: (781)826-0222 E-Mail: mpmurphy@amurphy.com

If applicant is not the owner complete the following. NOTICE: written permission of the owner is required for a complete application.

Name of Property Owner: B&M 35 Hanover, LLC c/o Mike Murphy

Address: 29 Winter Street, Pembroke, MA 02359

Telephone: (781)826-0222 E-Mail: mpmurphy@amurphy.com

Property Address: 29 Winter Street, Pembroke, MA 02359

Assessors Map(s) and lot(s) number: G14-54 Zoning District: Industrial A

Explain current use of property, attach additional information if needed: Refer to Narrative

Explain proposed use of property, attach additional information if needed: Refer to Narrative

	<b><u>By-law Requirement</u></b>	<b><u>Existing Condition</u></b>	<b><u>Proposed Condition</u></b>
Site Size (Sq. ft.)	80,000SF (70,000SF upland)	276,837SF (267,500SF upland)	276,837SF (267,500SF upland)
Structure Coverage	80%	24.3%	29.4%
Frontage	200 ft	1,060.89 ft	No Change
Sidyard Setbacks	20 ft	104.8 ft	No Change
Rearyard Setbacks	20 ft	185.5 ft	92.23 ft
Sideline Buffers (ft.)	40%	> 40%	>40%
Rearline Buffer	40%	>40%	>40%
Frontline Buffer	40%	93.70%	80%
Parking Spaces (No)	1 space/employee = 5 new spaces	99 spaces	105 spaces (6 new)

Anticipated Traffic: (Vehicle number per day)

Trucks: 2 or Less Autos: 5 or Less Employee Autos: No Change From Current Office Use