

Date: January 19, 2023

Pembroke Planning Board
Town Hall
Pembroke, MA 02359

Re: Site Plan Review Application
Proposed Ancillary Storage Building Addition
Assessors Map G14 Lot 54
Applicant: A Murphy Inc

Dear Planning Board members,

On behalf of our client, B&M 35 Hanover, LLC (Owner/Applicant), EBI Consulting (EBI) is submitting the enclosed Site Plan Review Submission for the project located at 29 Winter Street in Pembroke Parcel ID G14-54

The applicant proposes to construct a new 5,000 SF ancillary storage building with paved parking, new access drives from Winter Street, stormwater improvements and new utilities. The new storage building is proposed south of the existing office building. The site is located in the Industrial "A" Zoning District. Site Plan Approval is required per the Town of Pembroke Zoning Bylaws.

The submission includes the following documentation:

- Original plus twelve (12) copies of the application and Site Plans Dated January 18, 2023
 - One (1) copy of the application package submitted to the Town Clerks Office
 - One (1) copy of the Stormwater Report
 - A copy of the application package, a copy of the Stormwater Report, and a copy of the Site Plans has been sent to Merrill Associates
 - Check for \$1,000 for the application fee payable to the Town of Pembroke
 - Check for \$500 (5,000SF x \$100/1,000 GFS) administrative review fee payable to the Town of Pembroke
 - Check for \$6,000 for the technical review and consultant fee payable to the Town of Pembroke
 - Certified abutters list.
 - Envelopes addressed to each abutter (postage paid certified mail)
- An application has been submitted with the Pembroke Conservation Commission for a request of determination of applicability (RDA)
 - An application has been submitted to Pembroke Board of Health for the proposed septic design required for the new building.

The subject of this application is for the proposed improvement at 29 Winter Street Pembroke (the Property). Assessors Map G14 Lot 54. The property consists of 6.36 +/- acres. There are wetlands on the property and an application with Pembroke Conservation Commission has been filed for an RDA. The property has frontage on Winter Street and complies with the requirements of the Zoning Bylaws. The property is in the Industrial A zoning district according to the zoning map.

The Applicant seeks approval to construct a 5,000+/- SF ancillary storage building south of the existing office building. The new storage building will include two (2) new access drives from Winter Street, six (6) new paved parking spaces, a drive isle and stormwater improvements. A new septic system is being proposed along with the required utilities such as water, electric, gas and telecom. A stormwater report is also part of this submission to demonstrate that the proposed stormwater improvements will meet and exceed state and local design requirements. The Applicant currently uses the existing office building for their business operations which is electrical contracting and design, and they are in a need for a storage facility to support their day-to-day operations by storing supplies and equipment that are necessary for their business.

The proposed storage building will not generate additional traffic, because it will be used by the current employees that work in the existing office building. The curb cuts proposed are to allow access for the delivery vehicles and for employees to access the storage building.

The existing office building has 99 parking spaces, and they provide the required parking for all employees. The storage building proposes 6 new parking spaces (5 standard spaces and 1 accessible parking space). A minimal number of employees (less than 5) are expected to be at the storage building at any time. The parking spaces are proposed to allow employees park their vehicles while conducting business at the storage building.

REQUESTED WAIVER (Rules and Regulations Governing Site Plan Approval)

Section V - Requirements

- 5.1.2 The applicant requests a waiver from the requirement of a three (3) foot wide landscape strip along the foundation walls. The current layout proposes a five-foot landscape strip at the rear of the building, but the front and sides the of proposed building will have multiple access point (entry doors and overhead doors) requiring paved access to most of the perimeter of the building.
- 5.6.2 The applicant requests a waiver from the requirement of "curbing shall not be bituminous concrete". Proposed curbing on site is being proposed aa bituminous concrete, which will follow the curbing pattern on Winter Street.
- 5.9.9 The applicant requests a waiver from the requirement of a minimum of 50% of the building's street side façade shall contain windows. The proposed building will be used for storage and the presence of windows will negatively impact the use of the proposed building.

Section VI - Developmental Impact Statement

The applicant requests a waiver from all requirements of the Developmental Impact Statement. The project is being proposed in an area where is mostly overgrown shrubs. All existing street trees and site trees will be maintained, and the proposed landscape improvements will enhance the site further. The project will not create any significant emissions and will not increase the potential for flooding or erosion on site or on abutting properties. The project will not have any negative impacts to the community, and it will not increase traffic in the area as it will be used as an ancillary structure to support the existing office building.

The applicant believes that the Planning Board can grant the requested waivers without negative impact to the Town or the abutting properties.

We respectfully request that this project be placed on the next available Planning Board Agenda. Should you have any questions, or if we can be of further assistance, please do not hesitate to contact Alfons Koka at (508) 730-9515 or at akoka@ebiconsulting.com.

Sincerely
EBI Consulting



Alfons Koka P.E
Senior Civil Engineer

Cc: Town Clerk,

B&M 35 Hanover, LLC.