

May 24, 2023

Town of Pembroke Planning Board
Pembroke Town Hall
100 Center St.
Pembroke, MA 02359

RE: Site Plan Approval
 33 Riverside Dr.
 Pembroke, MA 02359

Copy to: KRR Pembroke LLC c/o Rader Properties, Inc.

Dear Members of the Board:

On behalf of our client, KRR Pembroke LLC c/o Rader Properties, 80 Washington St. Bldg J-40, Norwell, MA 02061, we are pleased to submit the following documents:

1. Four (4) full size & 9 (11x17) copies of "Site Development Plans", by Kelly Engineering Group, Inc., dated May 24, 2023
2. Four (4) full size & 9 (11x17) copies of "Concept Design", by Roth & Seelen, Inc., dated May 24, 2023
3. Four (4) full size & 9 (11x17) copies of Photometric Plan, by U.S. Architectural & Sun Valley Lighting, dated May 22, 2023
4. Two (2) Copies of Application for Site Plan Approval
5. Two (2) Copies of Locus Map at 200' scale
6. Three (3) copies of Stormwater Management Report, by Kelly Engineering Group, Inc. dated May 24, 2023.
7. Abutter Envelopes with certified mail and return receipts
8. Two (2) Copies of Certified Abutters List - Town of Pembroke
9. Two (2) Copies of Certified Abutters List - Town of Marshfield
10. One (1) Check in the amount of \$1,000 (Site Plan Approval Filing Fee)
11. One (1) Check in the amount of \$4,500 (Administrative Review Fee)
12. One (1) Check in the amount of \$6,000 (Peer Review Fee Deposit)

Electronic pdfs of all documents submitted via email

The purpose of these documents is to respectfully request that the Board issue Site Plan Approval under Section V.7. of the Town of Pembroke Zoning Bylaws and the following waivers;

Requested Waivers

From Town of Pembroke Planning Board Rules and Regulations Governing the Issuance of Site Plan Approval
Section 4.14: Waiver from scale of drawings. The site plans are at a scale of 1"=30'. The architectural plans are at a scale of 1/16"=1'.

Section 4.15: Grant waiver from requirement to submit a Development Impact Statement.

Section 4.22: Grant waiver from requirement to submit a Traffic Impact Study.

Section 5.6.2: Grant waiver for use of bituminous concrete curb.

Existing Site

The site is located at 33 Riverside Drive. The lot is located in the Industrial B zoning district and is bounded to the north by Route 3, to the south and east by other commercial properties, and to the west by Water St. The easterly portion of the site currently contains a 2 story office building with 172 parking spaces, a septic system, stormwater management system, utilities, and other amenities. The remainder of the site is undeveloped woodlands. According to MassGIS and the Town's GIS maps, there are no mapped resource areas within 200' of the site.

Project Description

The proposed project consists of a 45,000 s.f. flex industrial/warehouse building with 14 loading docks, 98 new parking spaces, stormwater management system, utilities, and other site amenities. Water, gas, underground electric and tele-communications will connect to existing utilities on site. A new subsurface sewage disposal system will be designed and permitted with the Board of Health. Light industry is an allowed use in the Industrial B zoning district. Warehousing and wholesale merchandise storage are permitted by special permit by the Zoning Board of Appeals. A special permit will be applied for with the Zoning Board of Appeals for the proposed use.

The project includes a stormwater management system designed in full compliance with MassDEP's Stormwater Management Standards and the Town of Pembroke Planning Board Rules and Regulations Governing the Issuance of Site Plan Approval. The proposed project will result in a net increase of 2.6 acres of impervious area. The stormwater management system has been designed to treat, recharge, and mitigate all of the runoff generated from the proposed development of the site. As shown in the attached Stormwater Management Report, the project will incorporate many Best Management Practices (BMPs), which will include subsurface infiltration chambers, proprietary water quality units, and a stormwater management operations and maintenance program and long term pollution prevention and for the entire site. Test pits has been conducted onsite for the design of the existing septic system. Soils onsite are well drained sands. Prior to construction, test pits will be conducted in each subsurface infiltration system and soil types will be verified. During construction, an erosion control plan will be instituted to ensure that no sediment leaves the site, no resource areas will be negatively impacted and surrounding properties will be protected.

In summary the proposed project will not adversely affect the neighborhood and surrounding areas. We look forward to meeting with you at your next scheduled meeting to further discuss the project. If you have any questions or desire additional information please feel free to call the office at 781-843-4333.

Sincerely,

KELLY ENGINEERING GROUP, INC.



Brandon G. Li, P.E.
Senior Project Engineer