

19 Union Street
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Scituate, MA 02066
(781) 545-0895

*Registered Professional Engineers,
Project Managers & Environmental Consultants*

February 27, 2019

Pembroke Planning Board
Town Hall
100 Center Street
Pembroke, MA 02359

Re: 43 Mattakeesett Street, Pembroke, MA
Proposed Site Plan
Applicant: Jeffrey Perette

Members of the Planning Board,

On behalf of the Owner/Applicant, Morse Engineering Company, Inc. (MEC) hereby submits the following plans and documents in accordance with the Planning Board Rules and Regulations Governing The Issuance of Site Plan Approval:

- Application for Site Plan Approval.
- Checks for the filing fee, administrative review fee, and engineering review fee.
- Six (6) full size 24" x 36" copies of the "Proposed Site Plan" prepared by MEC dated February 26, 2019.
- Four (4) 11" x 17" copies of the "Proposed Site Plan" prepared by MEC dated February 26, 2019.
- Three (3) copies of the Stormwater Calculations & Report prepared by MEC dated July 24, 2019.
- Abutter Envelopes, certified mail forms, return receipt forms, and other documents obtained from Assessor's office.

MEC requests the following waivers:

- A waiver from section 5.1.6 of the Town of Pembroke Planning Board Rules & Regulations Governing The Issuance of Site Plan Approval, stating "All Residential Properties shall be protected by a landscaped buffer strip with a minimum width of 50 feet, with such berms, fences, sound walls, and plantings deemed necessary by the planning board to protect neighboring residences."
- A waiver from the Development Impact Statement.
- A waiver from the Traffic Impact Study.

The project proposes to construct a new storage building at 43 Mattakeesett Street, Pembroke, MA. The property is shown as Pembroke Assessor's Parcel C9-17 and is approximately 2.53 acres. The property has frontage on Mattakeesett Street and is abutted by developed residential properties and a cemetery in the rear. The property slopes to the northeast toward the abutting cemetery.

The proposed stormwater system is comprised of a two roof drywell systems. The systems will provide groundwater recharge and control the rates and volumes of runoff.

The work proposed by this project is described as constructing a new storage building and associated grading, landscaping, and stormwater mitigation. The disturbed areas will be restored and stabilized with the proposed building.

If you have any questions, please do not hesitate to call.

Respectfully Submitted,

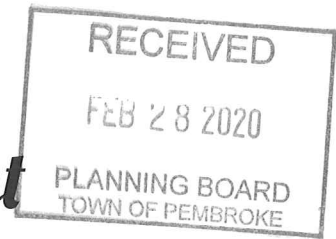
MORSE ENGINEERING COMPANY, INC.

A handwritten signature in black ink, appearing to read "Gregory J. Morse".

Gregory J. Morse, P.E.

Old Salt Realty Trust

43 Mattakeesett Street, Pembroke MA 02359 - 781-834-6070



February 27, 2020

To whom it may concern:

I, Jeffrey Perette, Trustee of Old Salt Realty Trust, certify that I am the owner of 43 Mattakeesett Street, Pembroke MA 02359. I am proposing the construction of a 18,750 sq ft building for the purpose of office space and storage, on parcel C9-17, zoning district residential A. The property is currently used for office space and storage. All variances and permits are as followed and have been unanimously approved by the Z.B.A:

Case #1-18	April 3, 2018	Variance request for "privacy fence"
Case #50-18	Feb 28, 2019	Special Permit request for extension of pre-existing non-conforming lot
Case #07-19	May 15, 2019	Variance to construct approved building at 47' height

Two waivers are being requested, as the impact this development will have on traffic, abutters, or any other development in the area is insignificant as the site is currently operating with the same use and at the same volume. The following waivers are being requested:

Development Impact Statement
Traffic Impact Study

Please review this site application for the proposed building. I would be pleased to answer any questions you might have regarding this submission. Thank you for your time and consideration.

Sincerely,

A handwritten signature in dark ink, appearing to be "Jeffrey Perette". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Trustee, Old Salt Realty Trust
43 Mattakeesett Street
Pembroke, MA 02359
781-635-0242