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*Registered Professional Engineers, Land Surveyors  
Project Managers & Environmental Consultants*

May 4, 2020

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

Attn: Matthew Heins, Planning Board Assistant

Re: Site Plan Review  
43 Mattakeesett Street  
Applicant: Jeffrey Perette  
Waiver Requests

Dear Mr. Heins & Members of the Board:

On behalf of the Applicant, Morse Engineering Co., Inc. respectfully requests the following waivers from the Planning Board Rules & Regulations Governing the Issuance of Site Plan Approval:

- Section 4.7:  
Requirement: Landscaping Plan prepared, stamped and signed by a Landscape Architect.  
Justification: The Applicant respectfully requests the Board to waive the requirement for a landscaping plan, as the building is proposed to be setback 370' from the street in an existing gravel area, and the front portion of the site is landscaped and in very good condition. Further, the Zoning Board required three evergreens to be planted to the west of the existing building to screen the rear portion of the property from the street. These trees have been planted and are depicted on Sheet 5 of 6. This waiver request has been added to the cover sheet.
- Section 4.15 & Sec. 6:  
Requirement: Development Impact Statement.  
Justification: The proposed building will have no adverse environmental, fiscal, community or traffic impact. The area where the building is proposed is currently paved and gravel, and utilized by East Coast Marine. The proposed building will allow the current exterior operations to be conducted indoors. Therefore the building will not intensify the use of the property.
- Section 4.22:  
Requirement: Traffic Impact Study.  
Justification: The proposed building will not increase vehicular trips for the reasons noted above.
- Section 5.1.2:  
Requirement: 3' Landscape Strip along Foundation.  
Justification: A 3' landscape strip along the foundation would have negligible impact on the appearance of the building from the street, as the building is setback 370', and the existing building and landscaping provides screening. A 3' landscape strip would not be visible from the abutting properties.

- Section 5.1.6:  
Requirement: 50' Landscape Buffer to Residential.  
Justification: The project area is paved and gravel. It is currently used for boat storage, and formerly as a landscape supply yard. A 160' abutting wooded area exists between the project area and the nearest residential dwelling.
- Section 5.6.1:  
Requirement: Paved Access.  
Justification: Paved access is provided to the front six primary overhead doors.  
The sides and rear of the building are proposed to remain as gravel areas where boats will be stored. There are three secondary overhead doors in these areas. The Applicant respectfully requests the Board to waive the requirement for paved access to these three secondary overhead doors located on the sides of the building. This waiver minimizes impervious paved areas.

If you have any questions or comments please do not hesitate to contact me at 781-545-0895.

Respectfully Submitted,  
Morse Engineering Company, Inc.

A handwritten signature in black ink, appearing to read "J M Hassett". The signature is stylized with a large initial "J" and "M" and a cursive "Hassett".

Jeffrey M. Hassett, P.E.