



JACK CONWAY & COMPANY, INC. REALTOR®

February 5, 2020

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

Re: 50 Mattakesett Street, Pembroke MA
Proposed Site Plan
Applicant: Mike Bulman

Members of the Planning Board,

I hereby submit 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 3, 2020.
- Four (4) 11" x 17" copies of the "Proposed Site Plan" prepared by MEC dated February 3, 2020.
- Three (3) copies of the Stormwater Calculations & Report prepared by MEC dated February 3, 2020.
- A butter 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.

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The project proponent proposes to construct one new storage unit building at 50 Mattakeesett Street, Pembroke, MA. The property is shown as Pembroke Assessor's Parcel C9-23E and is approximately 1.5 acres. The property has frontage on Mattakeesett Street and is abutted by developed residential properties. The property slopes to the southwest, northwest, and northeast towards the abutting residential properties.

The work proposed by this project is described as the construction of one new storage unit building, grading, lawn, landscaping and stormwater mitigation. The disturbed areas will be restored and stabilized with the proposed buildings, driveways, and lawn surfaces. The proposed stormwater systems are comprised of an infiltration basin and a roof drywell system. These drainage systems will provide groundwater recharge, treatment of pavement runoff and control the rates and volumes of runoff.

The proposed storage unit building will not be open to the public, as they will only be available to the employees of Jack Conway & Co.

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

Respectfully Submitted,

Jack Conway & Co.

A handwritten signature in black ink, appearing to read "Mike Bulman", with a long horizontal line extending to the right.

Mike Bulman,
Facilities Director

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Re: 50 Mattakeesett Street, Pembroke MA

To Whom it May Concern:

I, the undersigned Carol C Bulman, Trustee of the JPC/Pembroke Realty Trust, owner of the property at 50 Mattakeesett Street, Pembroke MA authorize Michael T. Bulman, Mgr/Conway Family Properties, LLC to petition the Town of Pembroke for such permits and authorizations they deem necessary for the Trust's intended use of the premises.

Respectfully,


Carol C Bulman, Trustee

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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: MICHAEL BULMAN NORCONWAY FAMILY PROP. LLC.

Address: P.O. Box 20 Scituate, Ma 02566

Telephone: 781-820-4449 E-Mail: mtbulman@yahoo.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: JPC/Pembroke Realty Trust

Address: 137 Washington St Norwell, Ma 02061

Telephone: 781-820-4449 E-Mail: mtbulman@yahoo.com

Property Address: 50 Matakeesett St.

Assessors Map(s) and lot(s) number: 69-23E Zoning District: Center Protection Distr

Explain current use of property, attach additional information if needed: OFFICE/ BUILDING-Storage

Explain proposed use of property, attach additional information if needed: OFFICE/ STORAGE BUIL

	<u>By-law Requirement</u>	<u>Existing Condition</u>	<u>Proposed Condition</u>
Site Size (Sq. ft.)	<u>40,000</u>	<u>65,390 SF</u>	<u>NO CHANGE</u>
Structure Coverage		<u>3019.8 SF</u>	<u>7019.8 SF</u>
Frontage	<u>150 FT</u>	<u>150 FT</u>	<u>NO CHANGE</u>
Sidyard Setbacks	<u>20 FT</u>	<u>27.2 FT</u>	<u>NO CHANGE</u>
Rearyard Setbacks	<u>20 FT</u>	<u>246.6 FT</u>	<u>94.3 FT</u>
Sideline Buffers (ft.)		<u>27.2 FT</u>	<u>NO CHANGE</u>
Rearline Buffer		<u>156.1 FT</u>	<u>52.9 FT</u>
Frontline Buffer		<u>72.9 FT</u>	<u>NO CHANGE</u>
Parking Spaces (No)	<u>9</u>	<u>26</u>	<u>23</u>

Anticipated Traffic: (Vehicle number per day)

Trucks: 0 Autos: 0 Employee Autos: 1