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

May 28, 2020

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

Attn: Matthew Heins, Planning Board Assistant

Re: Site Plan Review
50 Mattakeesett Street
Applicant: Mike Bulman
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 the landscaping plan to be prepared by a Landscape Architect, as the building is proposed to be setback 200' from the street, and it will be behind the existing building. A landscaping plan prepared by a Professional Engineer is provided.
- Section 4.15 & Sec. 6:
Requirement: Development Impact Statement.
Justification: The proposed building will have no adverse environmental, fiscal, community or traffic impact.
- Section 4.21:
Requirement: Photometric Plan
Justification: Only minimal lighting is proposed. There is a note on Sheet 3 specifying "Luminaries/lighting fixtures are utilized for outdoor lighting fixtures, the fixture shall be equipped with a prismatic lens to reduce glare. Wall-pack lighting shall be designed to a maximum cutoff of seventy (70) degrees from vertical. The location of the wall-pack on the structure shall not exceed 20 feet in height."
- Section 4.22:
Requirement: Traffic Impact Study.
Justification: The project will have a negligible impact on vehicular trips.
- Section 5.1.2:
Requirement: 3' Landscape Strip along Foundation.
Justification: A landscape strip is specified along the front of the building. A waiver is requested for the sides and rear, as a natural wooded buffer and evergreens provide screening from abutting properties.

- Section 5.1.6:
Requirement: 50' landscape strip to residential properties.
Justification: A row of evergreen trees are proposed for screening where it is not feasible to provide a 50' buffer. Refer to Sheet 5.

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', written in a cursive style.

Jeffrey M. Hassett, P.E.