

PROJECT NARRATIVE

631 Washington Street
Pembroke, Massachusetts

The subject property is located between Old Washington Street and Washington Street, with frontage on both streets. Washington Street forms the easterly property line while Old Washington Street defines the westerly property line. The site is located within the Residential-Commercial District and consists of a total of 2.42± acres, all of which is upland. There are no wetland resource areas located on the property or within 200' of the parcel.

For many years the site has been developed with a single-family dwelling that faces Washington Street (State Route 53). There is an existing driveway that runs through from Washington Street to Old Washington Street and all utilities enter the property from Old Washington Street. The portion of the site between Washington Street and Old Washington Street is developed with the single-family dwelling with much of the vegetation cleared while the area to the south, adjacent to residential parcels, remains naturally wooded.

The proposed project will face Old Washington Street and have a 24' wide driveway that provides access from Old Washington Street; the existing driveway access to Washington Street will no longer be used. The new development will include the construction of 2 new Multiunit Residential Buildings with a total of 9 new residential units along with a parking area, landscaping, utility connections, a stormwater management system, septic system and associated site grading.

Regarding stormwater runoff, the project area under existing conditions is very flat and slopes gently towards existing catch basins located along Old Washington Street. Currently there are no stormwater treatment devices on the site and stormwater from the existing dwelling's roof discharge from roof leaders, directly onto the ground. Much of the existing cover in the project area, outside of the dwelling, would be classified as grass, woods, pavement or gravel driveway.

Under proposed conditions, stormwater runoff from the new parking area and the majority of the septic system area will be directed towards a proposed vegetated filter strip (>50lf) which will capture and pretreat the flows prior to discharging to a sediment forebay and then into the infiltration basin which is adjacent to the proposed parking area. The roof runoff will be collected in a roof drain system and then will also be directed into the infiltration basin. The basin will capture and infiltrate the runoff from smaller, more frequent storm events (up to the 2-yr storm) entirely. During larger storms events, runoff will be detained and released towards the existing catch basin in Old Washington Street, where much of the runoff from the property currently flows, at a reduced peak rate and volume from the existing conditions.

Based on the zoning bylaws a total of 18 parking spaces are required and the project proposes the creation of 19 parking spaces. A new septic system has been designed and will be submitted to the Pembroke Board of Health for approval after completing the Site Plan Review process.



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