

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: NIKE Construction Services, LLC

Address: 633 Summer St, Marshfield, MA 02050

Telephone: (781) 248-0277 E-Mail billprealtor@gmail.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: The Maddy Trust, Charlotte P. Bodell, Trustee

Address: 30 Whitehead Road, Cohasset, MA 02025

Telephone: _____ E-Mail: _____

Property Address: 631 Washington Street, Pembroke, MA

Assessors Map(s) and lot(s) number: Map E10, Lot 10 Zoning District: Residential-Commercial

Explain current use of property, attach additional information if needed: Currently there is a Single-Family Dwelling on the property along with a carport (recently removed) and a shed.

Explain proposed use of property, attach additional information if needed: The Applicant is proposing to raze the existing structure and construct two Multiunit Dwellings with a total of 9 dwelling units. The applicant is requesting a waiver to allow the use of cape cod berm along portions of the parking area and driveway

	By-law Requirement	Existing Condition	Proposed Condition
Site Size (Sq. ft.)	120,000	105,870	(no change)*
Structure Coverage*	<35%	2%	5.1%
Frontage	250 ft	173 ft & 210 ft	(no change)*
Sideryard Setbacks	Commercial: 40 ft & Res; 100 ft	Commercial: 18.9 ft & Res; 54.5 ft	Commercial: 31 ft & Res; 100 ft
Rearyard Setbacks	Commercial: 40 ft & Res; 100 ft	Commercial: 75.7 ft & Res; N/A	Commercial: 53.1 ft & Res; N/A
Sideline Buffers (ft.)	40x0.40=16ft	0 ft	16 ft
Rearline Buffer	40x0.40=16ft	70 ft +/-	N/A
Frontline Buffer	100'x210'x0.40=8,400 s.f.	0 ft	10,400+/- s.f. (8ft)
Parking Spaces (No)	2 spc/unit = 18 spaces	N/A	19 spaces

Anticipated Traffic: (Vehicle number per day)

Trucks: N/A Autos: 52 Employee Autos: N/A

* This is interpreted as the footprint of the existing/proposed buildings.
See submitted Layout Plan for additional lot coverage information.