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PEMBROKE TOWN CLERK

#SP2 - 20

TOWN OF PEMBROKE

APPLICATION FOR SITE PLAN APPROVAL

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PLANNING BOARD
TOWN OF PEMBROKE

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: Rose Realty Trust

Address: 2 Reflection Drive Sandwich MA 02563
~~55 Redwood Circle, Mashpee, MA 02649 DS~~

Telephone: 781-826-9511

E-Mail: david@eiproducts.net

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: Same as above

Address: _____

Telephone: _____

E-Mail: _____

Property Address: 715-737 Washington Street

Assessors Map(s) and lot(s) number: F9-40 Zoning District: Residential-Commercial

Explain current use of property, attach additional information if needed: Commercial building with office space and light industrial space for production of goods (Eastern Industrial Products)

Explain proposed use of property, attach additional information if needed: Construction of an 11,840 s.f. structure to accommodate growing business needs.

	<u>By-law Requirement</u>	<u>Existing Condition</u>	<u>Proposed Condition</u>
Site Size (Sq. ft.)	120,000	225,565	225,565
Structure Coverage	60%	3.68%	9.00%
Frontage	250 ft	808 ft	808 ft
Sidyard Setbacks	40 ft	25.8 ft	146.0 ft
Rearyard Setbacks	50 ft	153.8 ft	82.2 ft
Sideline Buffers (ft.)	40 ft	25.8 ft	146.0 ft
Rearline Buffer	50 ft	153.8 ft	82.2 ft
Frontline Buffer	100 ft	41.3 ft	102.0 ft
Parking Spaces (No)	9	12	25

Anticipated Traffic: (Vehicle number per day)

Trucks: _____ Autos: _____ Employee Autos: 12