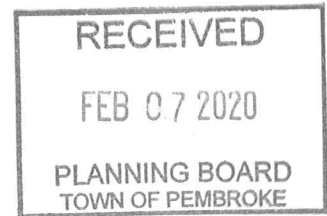


February 6, 2020

Planning Board  
Town Hall  
Pembroke, MA 02359

RE: 715-737 Washington Street – Site Plan  
Applicant: Rose Realty Trust c/o David Spurling



Dear Board Members:

On behalf of the applicant, we hereby submit this Application for Site Plan Approval for the above referenced project. The site plan is for the construction of a 12,000 square foot structure. The proposed use is Light Industrial which is allowed in the Residential-Commercial Zoning District Section IV.2.A.4. The Planning Board is the Site Plan Approving Authority per Pembroke ZBL V.7.A.3. Enclosed please find the following:

1. 2 Copies of Application for Site Plan Approval;
2. 6 – 24" x 36" Copies of Engineering Drawings;
3. 4 – 11" x 17" Copies of Engineering Drawings;
4. 8 – 11" x 17" Copies of Architectural Drawings;
5. 3 Copies of Stormwater Calculations;
6. Check for \$1,000 Application Fee, check for \$1,184 Administrative Review Fee, check for \$6,000 Deposit for Engineering Review Fee all Payable to Town of Pembroke, and;
7. Copy of Certified List of Abutters with envelopes and certified mail forms included.

The proposed plan meets the Standard for Review (ZBL Section V.7.E) as follows:

*1. Protection of the abutting properties, the neighborhood, and the community, to minimize any detrimental or offensive use of the site.*

The proposed project is an expansion of an existing non-offensive use. There are no known records of abutter complaints. Eastern Industrial Products has been at this location since 1991 and has not been a detriment to the neighborhood. No change in business practice is proposed. A significant majority of work is conducted within the buildings. The site is substantially surrounded by light industrial uses. All residential dwellings are greater than 200 ft from the proposed structure. The proposed project is compliant with building and pavement setbacks and maintains wooded buffers to abutters. Night-sky compliant lighting is proposed. No noise, vibration, or flashing will be normally perceptible (without instruments) above street noise at any point more than three hundred and fifty feet from the premises.

*2. Convenience and safety of vehicular and pedestrian movement within the site and in relation to the abutting ways and properties.*

Additional parking spaces are proposed to accommodate growing business needs. Sidewalks are proposed between the parking lot and the building for safe pedestrian movement. The main loading area will be relocated to the rear of the new building, improving loading area setbacks to Route 53. The applicant will retain the existing loading area as auxiliary. The driveway grades will also be improved.

*3. Adequacy of the methods of disposal of sewage, refuse and other waste, of the methods of drainage of surface water, of the protection of wetlands, water resource protection areas, floodplains, watersheds, aquifers, and well areas.*

The project proposes a new septic system to service the proposed structure. Refuse will be placed in the proposed dumpster located at the rear of the building, screened from abutters and street view, and serviced by a third party. A stormwater system has been designed that does not increase runoff and complies with state stormwater regulations. A woodland buffer will be maintained. All proposed work is approximately 50-feet away from delineated wetlands. The site is not located within an Aquifer Protection Zone II or an Interim Wellhead Protection Area. The site is located within an area of minimal flood hazard.

*4. Provisions for lighting, off-street parking, loading and unloading of vehicles, and internal traffic control.*

A lighting plan has been included in the site plan. Off-street parking meets the requirements of the Zoning Bylaw V.4.A.1.G. The main loading area will be relocated to the rear of the new building, improving loading area setbacks to Route 53. The applicant will retain the existing loading area as auxiliary.

*5. Compliance with the provisions of the Massachusetts' General Laws, the rules and regulations of local, state and federal agencies, and the zoning bylaws and the town bylaws of the Town of Pembroke.*

The structure is an allowed use per Zoning Bylaw IV.2.A.4 as light industry and shall adhere to V.6 (Impact Standards). All aspects of the site are in compliance with state and federal agencies.

*6. Failure to comply with the provisions of paragraphs (1) through (5), above, shall result in denial of the application for site plan approval.*

The site plan as proposed is in compliance with the above referenced provisions.

On behalf of the applicant, we hereby request the following waivers from the Town of Pembroke Planning Board Rules and Regulations Governing the Issuance of Site Plan Approval as follows:

Section IV. Site Plan Content

**4.22** The applicant requests a waiver from the requirement of a traffic study. Route 53 has significant capacity to accommodate the additional traffic that will be generated by the use. The applicant is already located at this site and no change in use is proposed. The traffic study will

likely result in a finding that the development will have little to no impact on traffic however it will increase permitting and development costs significantly.

**4.15** The applicant requests a waiver to the requirement of a development impact statement. The development meets the threshold for requiring the development impact statement. The development is a minor expansion to an existing business that will have negligible impact the DIS Standards.

**5.6.2** The applicant requests a waiver to the requirement of curbing along all paved edges. Stormwater will be directed to catch basins via cape cod berms and will be directed to infiltration basins. The adjacent business as well as Route 53 utilize cape cod berms. Concrete walks with raised curbing are proposed at the parking spaces adjacent to the building and entrances. Concrete and granite curbing if damaged will likely be left unrepaired for longer periods of time due to the expense and disruption to paved surfaces.

On behalf of the applicant, Grady Consulting, L.L.C. respectfully requests the Board approve the site plan as required per section V.7.B (Site Plan Approval) of the Zoning Bylaw.

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

Sincerely,

GRADY CONSULTING, L.L.C.



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Kevin Grady, P.E.  
Project Engineer

Cc: Rose Realty Trust c/o David Spurling  
55 Redwood Circle  
Mashpee, MA 02649