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PEMBROKE TOWN CLERK

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#SP1-21

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: George Thibeault

Address: 599 Summer Street, Marshfield MA 02050

Telephone: 781 789 7555 E-Mail: wildlandtimber@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: Rose Realty Trust

Address: P.O. Box 1150 Pembroke MA 02359

Telephone: 781 826 9511 E-Mail: david@eci-products.net

Property Address: 715 Washington Street

Assessors Map(s) and lot(s) number: F9-24 Zoning District: Residential - Commercial

Explain current use of property, attach additional information if needed: Vacant

Explain proposed use of property, attach additional information if needed: _____

Light Industrial + Office

	By-law Requirement	Existing Condition	Proposed Condition
Site Size (Sq. ft.)	120 000	182 485	182 485
Structure Coverage	60%	0	24%
Frontage	250	658.04	658.04
Sidyard Setbacks	40	N/A	42.6
Rearyard Setbacks	50	N/A	60.7
Sideline Buffers (ft.)	40 x .4 = 16/20	N/A	20.8
Rearline Buffer	50 x .4 = 20	N/A	38.6
Frontline Buffer	100 x .4 = 40	N/A	50.3
Parking Spaces (No)	3		5

Anticipated Traffic: (Vehicle number per day)

Trucks: 15 Autos: 14 Employee Autos: 14