

October 27, 2021

Planning Board
Town Hall
Pembroke, MA 02359

RE: 715 Washington Street – Assessors Map Site Plan
Applicant: George Thibeault

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 10,000 square foot 2-story structure. The proposed use is office which is allowed in the Residential-Commercial Zoning District Section IV.2.A.2. The first floor is to consist of garage bays accessible from overhead garage doors on the front of the building. The second-floor mezzanine is to consist of office space. 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. 3 – 24" x 36" Copies of Engineering Drawings;
3. 3 – 11" x 17" Copies of Engineering Drawings;
4. 2 Copies of Stormwater Calculations;
5. Check for \$1,000 Application Fee, check for 2-\$500 (\$1000) Administrative Review Fee, check for \$6,000 Deposit for Engineering Review Fee, Payable to Town of Pembroke.
6. Copy of Certified List of Abutters with envelopes and certified mail forms included.
7. Letter from the property owner giving permission to applicant to apply for site plan approval.

We hereby request the Planning Board issue Site Plan approval as the application and Site Plan meet 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 the construction of an office which is allowed in the Residential-Commercial Zoning District Section IV.2.A.2. The applicant proposes the construction of a 10,000 SF building that will be separated into 5 separate offices. The first floor is to consist of garage bays (10,000 sf total, 2,000 sf ea) accessible from overhead garage doors on the front of the building. The second-floor mezzanine is to consist of office space (5,000 sf total, 1,000 sf ea.). The exterior of the site will be utilized for parking and landscape. There is no proposed activity for the exterior of the building other than access and parking. There are 25 exterior parking spaces proposed (19 required). The building is accessed by overhead garage doors for loading access and where interior parking is also available and individual standard access doors. A dumpster location has been designated on the plan. Limited waste will be produced by this office use. The site meets or exceeds all landscape buffer requirements as detailed on the site plan.

The site is substantially surrounded by light industrial uses. All residential dwellings are greater than 200 ft from the proposed structure. The residences are screened from the work area by woodland buffers as detailed on the plans. Night-sky compliant lighting is proposed.

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

A 24 ft wide driveway with MassDOT approved radii are proposed for access to the property. Adequate site distance is proposed at the entrance. 25 parking spaces are designated on the plan. An accessible space has been proposed that has an accessible route to an entrance door. The loading areas are accessed via the overhead doors provided for each separate office. The loading areas are screened from view via conformance with the landscape screening provided as detailed on the site plan.

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 so that it does not increase runoff and complies with state stormwater regulations. A woodland buffer will be maintained on 3 sides of the property. The front yard is to be landscaped in conformance with the zoning regulations. 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.E & V.4.A.1.G. The loading areas are accessed via the overhead doors provided for each separate office. Fifteen exterior (10'X20') parking spaces are designated on the plan and 10 Interior parking spaces are also designated. There is sufficient space in the 40' X 50' first floor bay for parking 2 vehicles. There is a 24 ft wide access drive with 30 ft radii that provides sufficient accessibility. We have included a fire truck turning analysis within the Site Plan detailing accessibility for Fire trucks.

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.2 as office 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.

ZBL Section V.6 6. IMPACT STANDARDS

No building, structure, premises, or land shall be used except in conformance with the following:

- A. No noise, vibration, or flashing is normally perceptible (without instruments) above street noise at any point more than three hundred and fifty feet from the premises.*

The project is a proposed Office with business proposed to be conducted within the building. No noise beyond typical automobile levels is anticipated. The site is located on Route 53, a major thoroughfare through the Town of Pembroke. The ambient noise generated by the high speed traffic on this route will be above the noise generated by this proposed office use.

- B. Smoke density does not exceed No. 2 of the Ringelmann Scale for more than ten percent of the time, and at no time exceeds No. 3 on that scale.*

The proposed use is an office building with activity to generally be conducted within the building will not generate smoke as a result of the occupants beyond that of a typical heating system and is not anticipated to exceed the Ringelmann scale thresholds above.

- C. All cinders, dust, fumes, gases, odors, and electromagnetic interferences are effectively confined to the premises.*

The proposed use is an office building with activity to generally be conducted within the building will not generate cinders, dust, fumes, gases, odors, and electromagnetic interferences as a result of the occupants beyond that of a typical office use.

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 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. We have provided trip generation data that results in 55 trips per day which is insignificant when compared with the Capacity available on Route 53.

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 not 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.

Kevin Grady, P.E.
Project Engineer

Cc: Jeff De Lisi, George Thibeault

J:\2020\20-365\2021 10,000 sf Tradesmen project\Planning\Planning.doc

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 Thibault

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@ci.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: Office

	<u>By-law Requirement</u>	<u>Existing Condition</u>	<u>Proposed Condition</u>
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	40.3
Rearyard Setbacks	50	N/A	66.6
Sideline Buffers (ft.)	40 x .4 = 16/20	N/A	20.8
Rearline Buffer	50 x .4 = 20	N/A	38.1
Frontline Buffer	100 x .4 = 40	N/A	40
Parking Spaces (No)	19		25

Anticipated Traffic: (Vehicle number per day) 55

Trucks: 1 Autos: 54 Employee Autos: 50

FEE - \$25.00



BOARD OF ASSESSORS
100 CENTER STREET
PEMBROKE, MASSACHUSETTS
02359

RECEIVED

OCT 29 2021

BOARD OF ASSESSORS
PEMBROKE, MA

Pd \$25 dk H
10209

REQUEST FOR CERTIFIED ABUTTERS LIST

ZBA - 300 ft. (Within the Town of Pembroke) _____
PLANNING - 300 ft. (Within the Town of Pembroke) X _____
CONSERVATION - 100 ft. (Within the Town of Pembroke) _____
CONSERVATION OTHER (Within the Town of Pembroke) _____
DIRECT ABUTTERS (Within the Town of Pembroke) _____
OTHERS (Within the Town of Pembroke) _____

Please note if your requested radius crosses the Pembroke town line you must go to that other town for more information to complete the radius.

DATE: 10/29/21

APPLICANT: Grady Consulting (Kevin Grady)

ADDRESS: _____

TELEPHONE: 781.585.2300

LOCATION OF PROPERTY: 715 Washington St.

MAP/PARCEL: F9-24

BOOK: 48500 PAGE: 216 CERTIFICATE: _____

RECORD OWNER(S): Rose Realty Trust
Daniel and Susan Spurling - Trustees

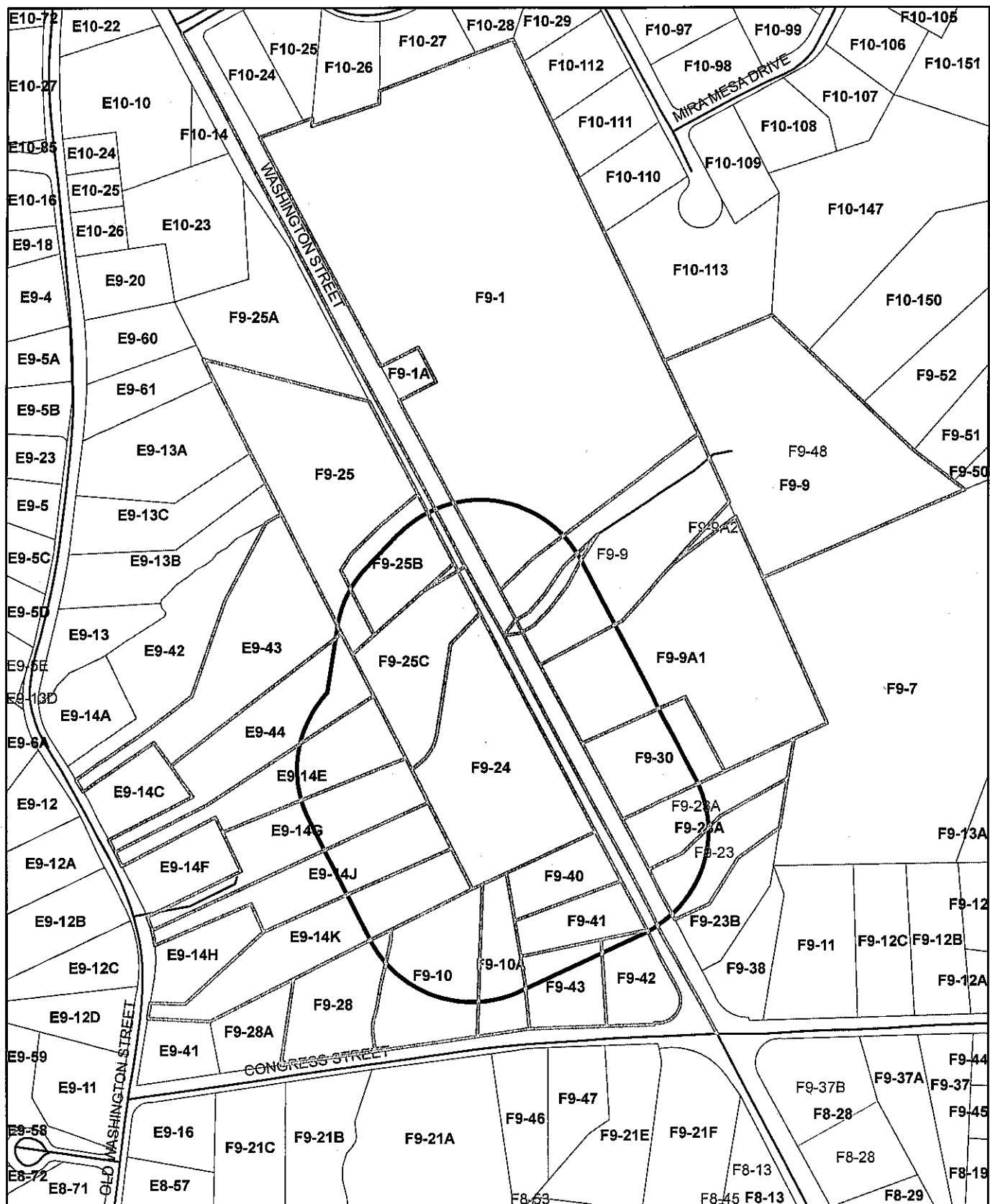
On this 29th day of October, _____

WE HEREBY CERTIFY THIS LIST OF ABUTTERS

Elizabeth A. Bates
Mary C. Quinn

Elaine R. Bick
PEMBROKE BOARD OF ASSESSORS

F9-24 10/29/21





Patriot Properties

10/29/2021

9:46:06AM

Town of Pembroke

Abutters List

Filter Used: DataProperty.AccountNumber in
(6008,5981,6009,5970,5939,5975,5973,5976,5972,5941,5978,5940,5989,5990,5991,5992,4952,4951,4949,4972,4973,4947)) AND
(DataProperty.LUC <> '996')

Town of Pembroke Abutters List

Subject Parcel ID: F9-24

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
E9-14E	120 OLD WASHINGTON STREET	120 OLD WASHINGTON STREET R	MURPHY DANIEL H., TR	120 OLD WASHINGTON STRI	PEMBROKE	MA	02359
E9-14G	126 OLD WASHINGTON STREET	SULLIVAN LILLIAN M., LE	ETAL	126 OLD WASHINGTON STRI	PEMBROKE	MA	02359
E9-14J	128 OLD WASHINGTON STREET	MANNING JENNIFER L.		128 OLD WASHINGTON STRI	PEMBROKE	MA	02359
E9-14K	142 OLD WASHINGTON STREET	MASON FAMILY IRREVOCABLE T	MASON KEITH PETER, TR	P.O. BOX 14	NORTH PEMBROKE	MA	02358
E9-43	112 OLD WASHINGTON STREET	MCLAUGHLIN KEITH J	MCLAUGHLIN KIMBERLY D	112 OLD WASHINGTON STRI	PEMBROKE	MA	02359
E9-44	118 OLD WASHINGTON STREET	CURRAN BRIAN	CURRAN KAREN	118 OLD WASHINGTON STRI	PEMBROKE	MA	02359
F9-1	660 WASHINGTON STREET	TOWN OF PEMBROKE		100 CENTER STREET	PEMBROKE	MA	02359
F9-10	36 CONGRESS STREET	SALIPANTE JOSEPH J. LIFE ESTA	SALIPANTE ARCANGELA L	36 CONGRESS STREET	PEMBROKE	MA	02359
F9-10A	42 CONGRESS STREET	COHEN MICHAEL		42 CONGRESS STREET	PEMBROKE	MA	02359
F9-23A	738 WASHINGTON STREET	738 WASHINGTON STREET LLC		738 WASHINGTON STREET	PEMBROKE	MA	02359
F9-24	715 WASHINGTON STREET	ROSE REALTY TRUST	SPURLING DANIEL P & SUS	3 COLLINS AVENUE	PLYMOUTH	MA	02360
F9-25	685 WASHINGTON STREET	ST. AUBIN SCOTT J.	ST. AUBIN SHEILA	685 WASHINGTON STREET	PEMBROKE	MA	02359
F9-25B	691 WASHINGTON STREET	THE NAPLES FAMILY REVOCABL	NAPLES JOHN S.	691 WASHINGTON STREET	PEMBROKE	MA	02359
F9-25C	697 WASHINGTON STREET	SMITH JAMES P.		697 WASHINGTON STREET	PEMBROKE	MA	02359
F9-28	18 CONGRESS STREET	GREGOR BRYAN D.		18 CONGRESS STREET	PEMBROKE	MA	02359
F9-30	722 WASHINGTON STREET	722 WASHINGTON STREET LLC		PO BOX 6	NORTH PEMBROKE	MA	02358
F9-40	737 WASHINGTON STREET	SEVEN THIRTY SEVEN, LLC		737 WASHINGTON STREET	PEMBROKE	MA	02359
F9-41	745 WASHINGTON STREET	745 WASHINGTON STREET LLC	JAMES PORTER MANAGER	745 WASHINGTON STREET	PEMBROKE	MA	02359
F9-42	749 WASHINGTON STREET	SEVEN HUNDRED FORTY-NINE W	MICHAEL J. GILL TRUSTEE	749 WASHINGTON STREET	PEMBROKE	MA	02359
F9-43	46 CONGRESS STREET	JOHNSTON BRYAN G.	JOHNSTON ALICIA L.	46 CONGRESS STREET	PEMBROKE	MA	02359
F9-9	708A WASHINGTON STREET	708A WASHPEM LLC		110 INDUSTRIAL PARK ROA	HINGHAM	MA	02043
F9-9A1	720 WASHINGTON STREET	WASHINGTON PEMBROKE LLC		720 WASHINGTON STREET	PEMBROKE	MA	02359

Parcel Count: 22

End of Report

120 OLD WASHINGTON STREET	E9-14E
	LUC: 104
120 OLD WASHINGTON STREET REALTY TRUST	
MURPHY DANIEL H., TR	
120 OLD WASHINGTON STREET	
PEMBROKE, MA 02359	
126 OLD WASHINGTON STREET	E9-14G
	LUC: 101
SULLIVAN LILLIAN M., LE	
ETAL	
126 OLD WASHINGTON STREET	
PEMBROKE, MA 02359	
128 OLD WASHINGTON STREET	E9-14J
	LUC: 101
MANNING JENNIFER L.	
128 OLD WASHINGTON STREET	
PEMBROKE, MA 02359	
142 OLD WASHINGTON STREET	E9-14K
	LUC: 101
MASON FAMILY IRREVOCABLE TRUST	
MASON KEITH PETER, TR	
P.O. BOX 14	
NORTH PEMBROKE, MA 02358	
112 OLD WASHINGTON STREET	E9-43
	LUC: 101
MCLAUGHLIN KEITH J.	
MCLAUGHLIN KIMBERLY D	
112 OLD WASHINGTON STREET	
PEMBROKE, MA 02359	
118 OLD WASHINGTON STREET	E9-44
	LUC: 101
CURRAN BRIAN	
CURRAN KAREN	
118 OLD WASHINGTON STREET	
PEMBROKE, MA 02359	
660 WASHINGTON STREET	F9-1
	LUC: 930
TOWN OF PEMBROKE	
100 CENTER STREET	
PEMBROKE, MA 02359	
36 CONGRESS STREET	F9-10
	LUC: 101
SALIPANTE JOSEPH J. LIFE ESTATE	
SALIPANTE ARCANGELA LIFE ESTATE	
36 CONGRESS STREET	
PEMBROKE, MA 02359	
42 CONGRESS STREET	F9-10A
	LUC: 101
COHEN MICHAEL	
42 CONGRESS STREET	
PEMBROKE, MA 02359	
738 WASHINGTON STREET	F9-23A
	LUC: 316
738 WASHINGTON STREET LLC	
738 WASHINGTON STREET	
PEMBROKE, MA 02359	

715 WASHINGTON STREET	F9-24
	LUC: 390
ROSE REALTY TRUST	
SPURLING DANIEL P & SUSAN M, TR.	
3 COLLINS AVENUE	
PLYMOUTH, MA 02360	
685 WASHINGTON STREET	F9-25
	LUC: 101
ST. AUBIN SCOTT J.	
ST. AUBIN SHEILA	
685 WASHINGTON STREET	
PEMBROKE, MA 02359	
691 WASHINGTON STREET	F9-25B
	LUC: 101
THE NAPLES FAMILY REVOCABLE TRUST OF 2010	
NAPLES JOHN S.	
691 WASHINGTON STREET	
PEMBROKE, MA 02359	
697 WASHINGTON STREET	F9-25C
	LUC: 101
SMITH JAMES P.	
697 WASHINGTON STREET	
PEMBROKE, MA 02359	
18 CONGRESS STREET	F9-28
	LUC: 101
GREGOR BRYAN D.	
18 CONGRESS STREET	
PEMBROKE, MA 02359	
722 WASHINGTON STREET	F9-30
	LUC: 316
722 WASHINGTON STREET LLC	
PO BOX 6	
NORTH PEMBROKE, MA 02358	
737 WASHINGTON STREET	F9-40
	LUC: 400
SEVEN THIRTY SEVEN, LLC	
737 WASHINGTON STREET	
PEMBROKE, MA 02359	
745 WASHINGTON STREET	F9-41
	LUC: 400
745 WASHINGTON STREET LLC	
JAMES PORTER MANAGER	
745 WASHINGTON STREET	
PEMBROKE, MA 02359	
749 WASHINGTON STREET	F9-42
	LUC: 332
SEVEN HUNDRED FORTY-NINE WASHINGTON ST RLTY TR	
MICHAEL J. GILL TRUSTEE	
749 WASHINGTON STREET	
PEMBROKE, MA 02359	
46 CONGRESS STREET	F9-43
	LUC: 101
JOHNSTON BRYAN G.	
JOHNSTON ALICIA L.	
46 CONGRESS STREET	
PEMBROKE, MA 02359	

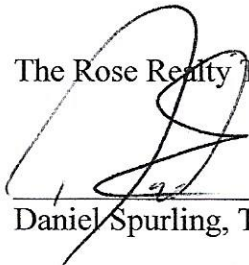
708A WASHINGTON STREET	F9-9
	LUC: 401
708A WASHPEM LLC	
110 INDUSTRIAL PARK ROAD	
HINGHAM, MA 02043	
720 WASHINGTON STREET	F9-9A1
	LUC: 401
WASHINGTON PEMBROKE LLC	
720 WASHINGTON STREET	
PEMBROKE, MA 02359	

F9-24
10/29/21
48500-216

AUTHORIZATION

I, Daniel Susan Spurling, Trustee of the Rose Realty Trust, owners of land located at 715 Washington Street, Pembroke, Massachusetts, do hereby authorize Ohrenberger, De Lisi & Harris, LLP, its agents, representatives, attorneys, or engineers, to file any and all applications, on behalf of George H. Thibeault, as applicant, and all other documents, plans, applications, and materials related thereto, with any and all boards or departments of the Town of Pembroke, including, but not limited to, the Planning Board (Site Plan Approval), Conservation Commission, Board of Selectmen, Zoning Board, Board of Health, Department of Public Works, and Town Clerk, and with required or necessary agencies or departments of the Commonwealth of Massachusetts or the United States Government, in connection with the property located at 715 Washington Street, Pembroke, Massachusetts.

The Rose Realty Trust



Daniel Spurling, Trustee

Dated: February 4, 2021

DEVELOPMENT IMPACT STATEMENT

The purpose of this statement is to enable the Planning Board to determine and evaluate the environmental impact of the proposed project and to minimize the degradation of the Town of Pembroke's natural resources.

6.2 ENVIRONMENTAL IMPACT STANDARDS

A. Description of Existing Site Conditions:

The existing site, known as and numbered 715 Washington Street, Pembroke, is located on the westerly side of Washington Street, near the intersection of Congress Street. The site consists of 4.18 acres of land and is unimproved woodland

The site is located in the Residential-Commercial Zoning District. The site is not located within the Estimated Priority Habitat of an Endangered Species – Eastern Box Turtle.

B. Proposed Development Impacts:

The project proposes the construction of a 10,000 SF steel building. The building is proposed to include 5 separate units. The first floor is intended to be garage workshop 40' X 50' and a second-floor mezzanine with 1,000 sf office. The units are proposed to be office used by tradesmen such as electricians, plumbers, carpenters and the like. All work is proposed to be conducted on the inside of the building.

The site is to be accessed by a 24' private driveway with 30 ft radii for emergency vehicle access and occasional deliveries. The site proposes 25 parking spaces (10 interior spaces and 15 exterior spaces).

The nominal expansion of the existing former shelter will occur within the interior of the U-shaped building without any external expansion to the outside of the building.

The building is to be serviced by an on-site septic system designed in compliance with the state Environmental Code 310 CMR 15.00. The site has previously been approved for installation of a septic system.

The applicant is stormwater system in compliance with the state stormwater regulations. The Stormwater system consists of a subsurface infiltration system to attenuate flows from roof runoff. The parking lot is to be serviced by Deep Sump catch basins, sediment forebays and infiltration basins. The design is in compliance with the state stormwater regulations which will adequately protect against potential harms from flooding and stormwater runoff and to ensure that post-development runoff is consistent with pre-development runoff, and that groundwater is adequately recharged from the impact of the proposed development's impervious surfaces.

As designed, there will be no impact to any abutting property from erosion or sedimentation since the stormwater is to be contained on-site.

The proposed office is compatible with the abutting commercial and industrial uses in the vicinity. As the office use will primarily be conducted on the interior there will be no impact to the abutting residences that are located behind the proposed development on Congress Street and Old Washington Street. The residential uses are additionally protected by the maintaining of natural buffer landscape areas in compliance with the zoning bylaw. . To prevent any light pollution, the lighting scheme will comply with dark sky requirements and be shielded down. The site will also be fully landscaped to further improve the aesthetic

C. Attachment:

See Site Plan by Grady Consulting, LLC. which is incorporated herein by reference.

6.3 FISCAL IMPACT STANDARDS

The applicant, George Thibeault., does not anticipate that there will be any increased need for public services as a result of the proposed development (office Building) or any strain on any existing infrastructure.

A. Projected effect on Police and Fire Protection:

The proposed project will be connected to municipal water and all buildings will be fully sprinklered in compliance with the State Building Code. As such, the proposed project represents minimal potential impact to the Fire Department.

There is no effect on Police Protection as a result of the proposed project and, if anything, the proposed project represents a substantial investment and potential increase in the tax base from the former use of the property.

B. Proposed effect on Public Works:

The proposed project will rely on municipal water and will have private septic and drainage system maintained by a professional management company or condominium owners' association. There will be no water or sewer impact from the proposed project. There will also be no groundwater impact from the proposed project. Trash disposal will be by private contractors and collected in dumpsters shown on the site plans.

C. Proposed effect on Educational Resources:

The proposed office use will not directly increase student numbers within the school system as no school aged children will reside at the proposed office.

D. Projected Tax Revenues:

Real Estate:

5 Units of 3000 SF office

Est. Tax Rate \$14.58 x Est. Full Fair Value = \$400,000 x 5

Tax Value at \$320,000 x 5 x 14.58/\$1000

Total Est. annual Tax Revenue = \$23,000

E. Projected Impact to Abutting Properties:

The proposed office is compatible with the abutting commercial and industrial uses in the vicinity. As the office use will primarily be conducted on the interior there will be no impact to the abutting residences that are located behind the proposed development on Congress Street and Old Washington Street. The residential uses are additionally protected by the maintaining of natural buffer landscape areas in compliance with the zoning bylaw

F. Five Year Projection of Revenue to Town/Costs to Town:

	Revenue*:	Costs to Town:
1 st Year	Current Tax Revenue	None
2 nd Year	\$23,000	None
3 rd Year	\$23,000	None
4 th Year	\$23,000	None
5 th Year	\$23,000	None

* Revenue includes real estate taxes only; there will be building permits and at least one additional water connection charge/system development fee;.

6.5 COMMUNITY IMPACT STANDARDS

A. Design Compatibility:

The building is to be steel building. General details of the building are included in the site plan application. The design is similar to other buildings abutting and, in the vicinity, including, 722 Washington Street, 745 Washington Street, 720 Washington Street, 759 Washington Street, Drinkwater Trailer, Taylor Forest products. The building is similar to the other commercial buildings in the area. The property is located close to the Duxbury town line and has frontage on Route 53 with access to several exits of route 3.

The site is designed in compliance with the Zoning Board requirements and substantially in compliance with Planning Board Site Plan requirements. The site proposes a substantial landscape screening to visually protect abutting properties. A natural buffer is proposed to be retained between all residential abutting properties and a 40 ft planted landscape buffer is proposed along the frontage. The site as designed is compatible with the community.

B. Degrading Design Elements:

All degrading elements of the proposed project including trash dumpsters and septic leaching areas are located away from the street and designed to be screened from view off-site and on-site.

C. Compatibility with Nearby Designs:

The applicant maintains that the proposed project will be constructed with unique design features superior to other nearby projects as a result of the high quality of design and appearance of the site. There are no specific design criteria for this area; however, the aesthetic appearance of the project is worthy of the higher values expected for rental or sale.

D. Adverse Impacts to Abutting Properties from Wind or Temperature:

The proposed building is located in compliance with the zoning requirements. The energy efficient construction will limit local temperature impacts and therefore, no adverse impacts to abutting properties are anticipated.

E. Outdoor Lighting Pollution:

None, all fixtures for parking areas and buildings shall comply with dark sky requirements.

6.7 TRAFFIC IMPACT STANDARDS

The site is located on State Highway Route 53 in the south east corner of Pembroke near the Duxbury town line. The trip generation estimates 55 trips per day which is an insignificant increase relative to the capacity of Route 53. Traffic will generally be routed along Route 53 to Route 3 exits. Traffic from the site heading South will access route 3 via route 14 in Duxbury or Route 53 in Kingston with almost no impact to traffic in the Town of Pembroke. Traffic from the site heading North will access route 3 via route 14 in Duxbury, Route 139 in Marshfield or route 53 in Hanover. Two of the 3 options heading north have little to no impact on the traffic going through Pembroke. Route 53 just completed an improvement of intersections and paving in Pembroke. The traffic generated from the proposed development will not have adverse impacts on traffic in the Town.



TECHLIGHT
INNOVATION IN ILLUMINATION

Catalog Number

Project

Type

FEATURES & SPECIFICATIONS

APPLICATION — The high performance luminaire is designed for cutoff applications where long life, low maintenance, and consistent color rendering are required. Areas with limited accessibility due to fixture location or where heavy pedestrian traffic makes maintenance difficult are ideal applications such as building facade lighting or wall mounted security lighting. The traditional design style of the luminaire allows it to be seamlessly integrated into existing systems when necessary.

CONSTRUCTION — The heavy duty housing is constructed of die cast aluminum. The optical assemblies are sealed in place using a silicone gasket for weather tight protection. ETL listed for wet locations (IP64). Additional IP66 rating available upon request.

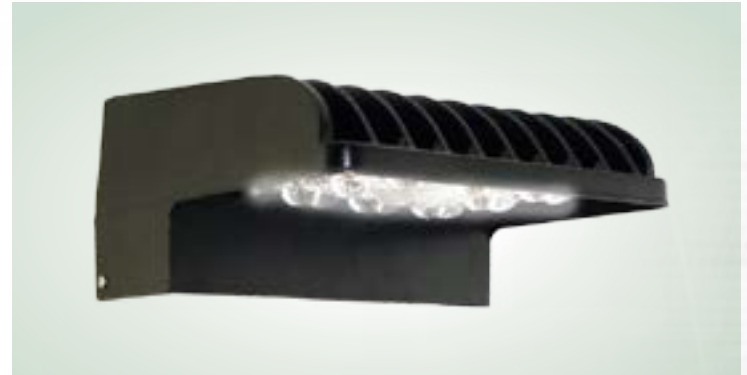
FINISH — A Super Durable Polyester powder coat finish is electrostatically applied in our state of the art paint facility. Standard colors available: Black, Bronze, US Green, White. Custom colors available upon request.

OPTICAL SYSTEM — Made with a state of the art UV stabilized acrylic high performance refractive optical assemblies that use high transmissivity materials to achieve precise photometric distributions. Available in a Type III beam configuration.

ELECTRICAL SYSTEM — Available in a high output 16 LED system in 5000K Cool White (+/- 500K) or 4100K Neutral White color temperatures propagated with Philips Lumileds Luxeon® MX LED's. Available with 90-300V 50/60 Hz Class II power supply. LED's rated for over 50,000 hours at 25°C ambient temperature. 0-10V dimming standard. Built-in surge protection up to 10 kV. Built-in Active PFC Function >95%/Full load. LED Power Supply conforms to UL1310 Class 2 and UL8750 standards and is IP67 rated for wet locations.

LHMWP

Medium Heat Sink LED Wall Pack



SERIES	HOUSING HEIGHT	LENGTH & WIDTH
LHMWP	5.00"	10.10" x 9.70"

MOUNTING — Quick sheet metal mounting bracket connects to a standard J-Box. The bracket has a unique hanging feature to allow easy wire connections. After connections are made, the fixture swings up and is secured with two retaining screws at the top of the fixture. An additional back box is available for applications requiring conduit entry (See Accessories).

LISTINGS — LED Driver listed for wet locations (IP67). LED bricks ETL listed for wet locations (IP64). Meets US and Canadian safety standards. -40°C to 50°C ambient operation.

ORDERING INFORMATION

Choose the bold face options for the appropriate luminaire configuration for your application and enter on the line above each fixture attribute. Accessories may be factory installed, depending on the particular accessory chosen, but still be ordered as a separate line item.

EXAMPLE:

LHMWP1C8T3D1-BZ

SERIES	# OF BRICKS	COLOR TEMP	# LED'S PER BRICK	OPTICS	DRIVE CURRENT	VOLTAGE	FINISH
LHMWP	1 = 1 Brick	C = Cool White (5000K) N = Neutral White (4100K)	M = 8 Luxeon MX LEDs	T2 = Type II T3 = Type III T4 = Type IV	L = 525 mA C = 700 mA D = 1050 mA	1 = Multi-Volt ¹	BZ = Bronze BK = Black GR = US Green WH = White SP = Special ²

ACCESSORIES (Order as separate line items)

PMHSENA	Back Box Enclosure with Conduit Entries
DIM³	Additional IP66 Fixture Rating
LHMWPBBU	2000 Lumen/90 Minute Battery Back-Up with Fixture Back Box
P1000PC⁴	Button Type Photocell 120V (1000w)
IP66⁵	Additional IP66 Fixture Rating
PC3	Button Type Photocell 208/277V (1200w)

NOTES

- 1 = Multi-Volt is an auto ranging power supply from 100V to 300V input.
- 2 = Custom RAL color matching is available. Contact your sales representative for additional info.
- 3 = Dimming feature must be ordered prior to manufacture of fixture and cannot be field installed.
- 4 = P1000PC operates at 120V only. For photocells to operate at additional voltages, please consult your local Techlight representative. Back Box Enclosure required for Button Photocell mounting.
- 5 = Additional IP66 rating may not be changed once production has begun on the fixtures.



DesignLights Consortium® Qualified. Please go to www.designlights.org for the current Qualified Products List. Further details about qualified models may be found under Family Models.

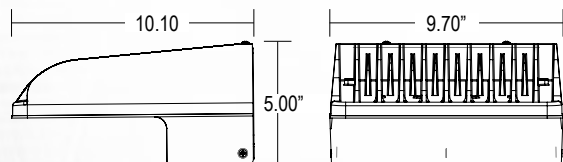


www.techlightusa.com

LHMWP Medium Heat Sink LED Wall Pack

AVAILABLE FIXTURE DIMENSIONS

Dimensions shown are for fixture bodies only. Mounting options must be ordered separately.



Dimensions shown for 1 Brick Unit

ADDITIONAL FIXTURE ACCESSORIES

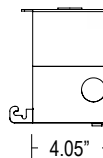
PMHSENC

Back Box Enclosure with Top and Side Conduit Entries



P1000PC

Button-Type Photocell

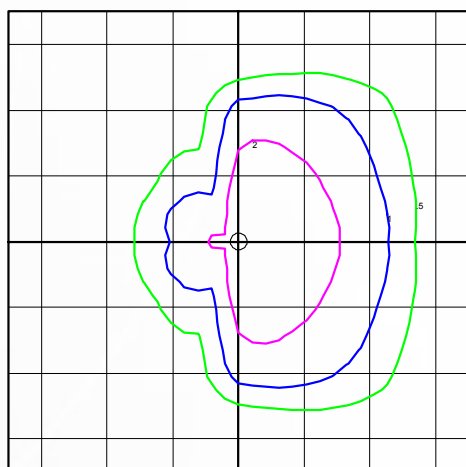


PHOTOMETRICS

IES INDOOR REPORT PHOTOMETRIC FILE NAME: LSMX1CMT3D

Type 3 Optical Assembly
1 Brick, 1050mA, Cool
White

864W LSMT LED Scimitar
Color Temperature: 5,000 K



TECHLIGHT
LSM-X-1-C-M-T3-D-XXXXXX
1 BRICK SCIMITAR 1050MA CW
8 LUX MX LEDS

Horizontal Footcandles
Scale: 1' Inch = 20 Ft.
Light Loss Factor = 1.00
Lumens Per Lamp = N.A. (absolute photometry)
Luminaire Lumens = 12827
Mounting Height = 20.00 Ft
Maximum Calculated Value = 4.44 Fc
Arrangement: Single

BUG RATINGS (BACKLIGHT, UPLIGHT AND GLARE)

OPTIC TYPE	FIXTURE WEIGHTS (APPROX)		
	B (BACKLIGHT)	U (UPLIGHT)	G (GLARE)
TYPE II (T2)	1	0	2
TYPE III (T3)	3	0	2

LUMINAIRE CHARACTERISTICS

# of LED Bricks	Drive Current	Color Temp	Delivered Lumens			System Wattage	L70 @ 25°C	Amperage Draw			
			TYPE II	TYPE III	TYPE IV			120V	208V	240V	277V
1 BRICK	525 mA	Cool White (5000K)	6786	6924	6930	54	>50K	0.45 A	0.26 A	0.23 A	0.20 A
1 BRICK	525 mA	Neutral White (4100K)	6525	6657	6663	54	>50K	0.45 A	0.26 A	0.23 A	0.20 A
1 BRICK	700 mA	Cool White (5000K)	7917	8078	8085	72	>50K	0.60 A	0.35 A	0.30 A	0.26 A
1 BRICK	700 mA	Neutral White (4100K)	7612	7767	7774	72	>50K	0.60 A	0.35 A	0.30 A	0.26 A
1 BRICK	1050 mA	Cool White (5000K)	11310	11540	11550	108	>50K	0.90 A	0.52 A	0.45 A	0.39 A
1 BRICK	1050 mA	Neutral White (4100K)	10875	11096	11106	108	>50K	0.90 A	0.52 A	0.45 A	0.39 A

WARNING: Maintenance performed including the replacement of LED bricks while power is still supplied to the luminaire may result in system failures and will void the warranty.



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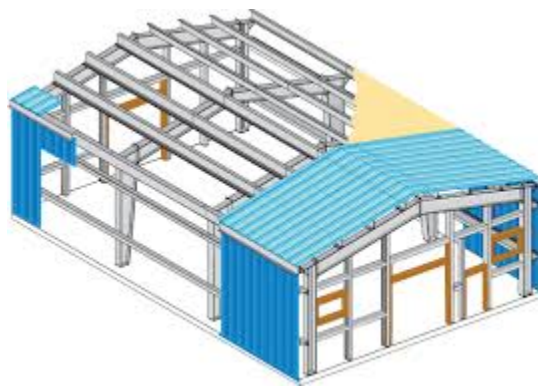
All dimensions and specifications are subject to change without notice.

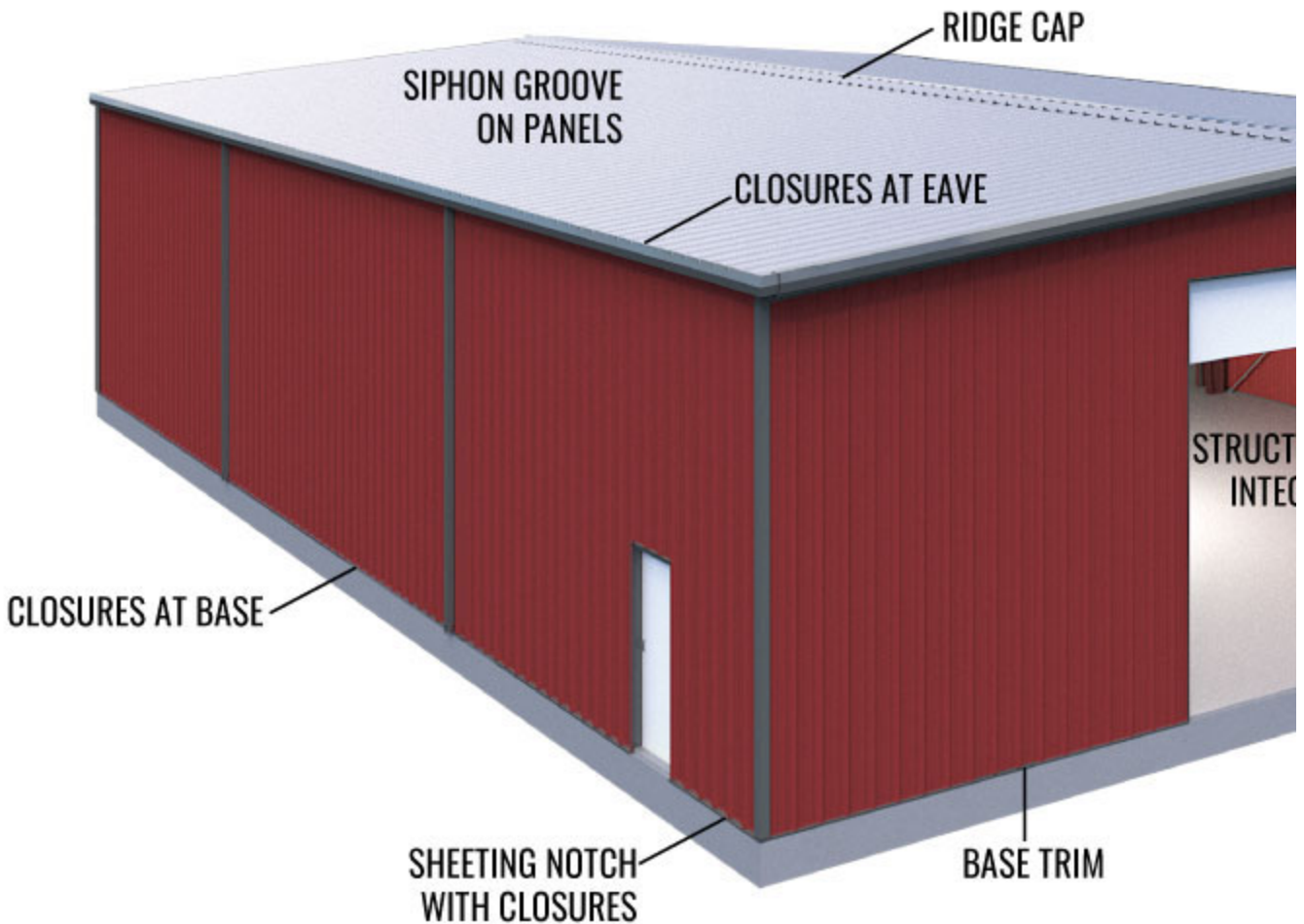
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When you need the finest steel building for commercial or home use, Steel Commander Corp is The preeminent choice to help you from beginning to end with the design and delivery of your steel building kits. Call us today and speak with a steel building expert and see how we can help.





50x100x20

Mezzanine at 12'

20Wx14H & 10Wx12H Door framing

2 Man Door framed openings

40yr Warranty (Rust Through Perforation Warranty)

- ***60yr Warranty (Structural Warranty)***
- ***30yr Warranty (Chalking and Fading)***
 - ***Free Shipping***

- ***CERTIFIED WET SEAL BLUEPRINTS***
- ***J-Bolt Reaction Plans/Anchor Bolt Patterns***

Why steel garage buildings are an intelligent investment for any of your storage and workshop needs:



- ❖ Our steel garage buildings are completely customizable so that they can meet your precise garage requirements – from choosing the floorplan, color, size, and more. You have complete freedom to design your garage precisely the way you want it.



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SCC-1605

Polar White

SCC-1925

Slate Gray

SCC-1914

Sahara Tan

SCC-0205

Burnished Slate

SCC-1205

Light Stone

SCC-0802

Hawaiian Blue

SCC-0204

Brite Red

SCC-0614

Fern Green

SCC-1625

Pearl Gray

SCC-0705

Gallery Blue

SCC-1804

Rustic Red

SCC-0314

Colony Green

SCC-1605

Polar White

SCC-1925

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Colony Green

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General Office Building (710)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area

On a: Weekday

5,000 SF office

$5 \times 11.01 = 55$ trips

27 in 28 out

Number of Studies: 78

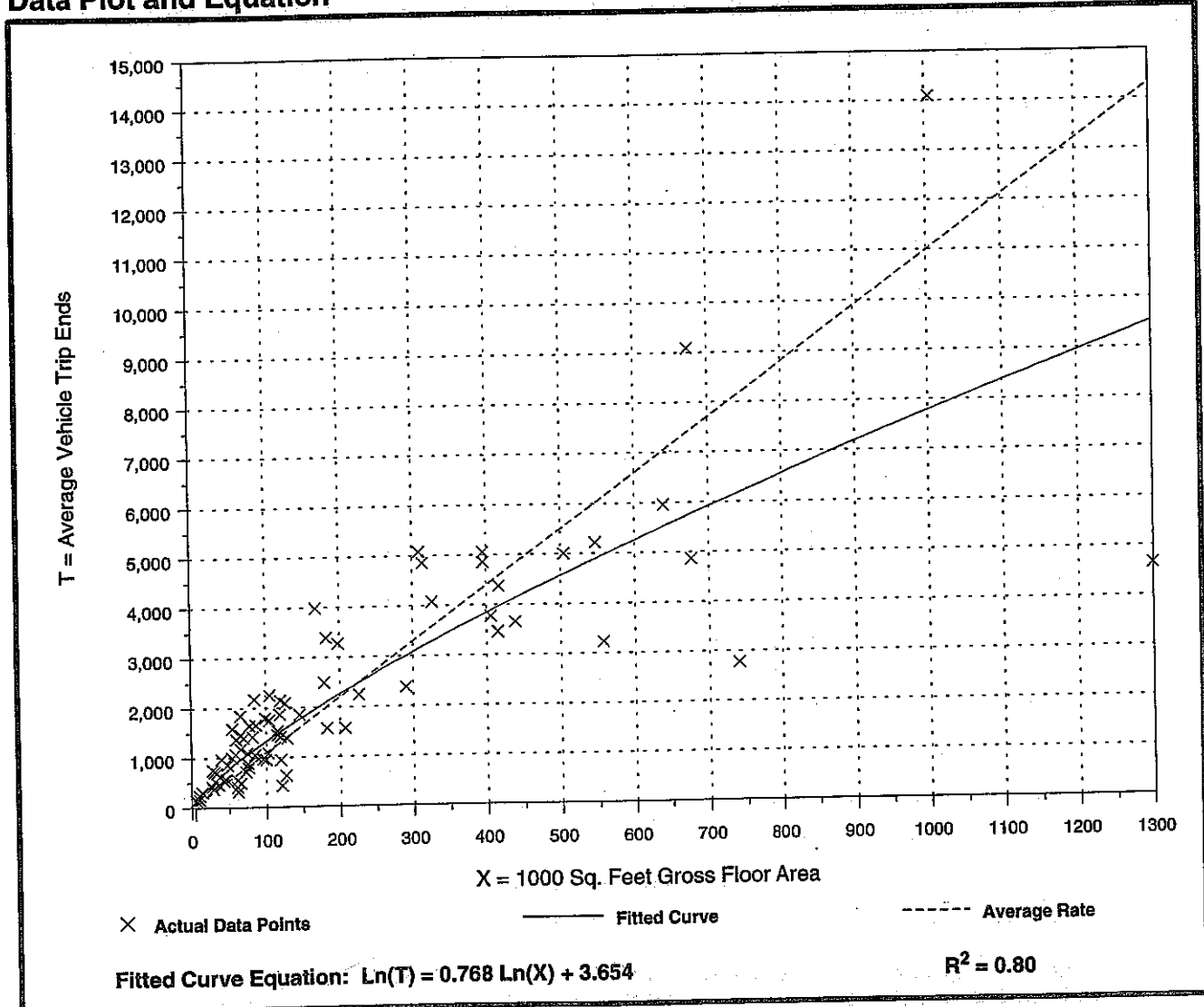
Average 1000 Sq. Feet GFA: 199

Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
11.01	3.58 - 28.80	6.13

Data Plot and Equation



General Office Building (710)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area

On a: Weekday,
A.M. Peak Hour

5000 SF office

$$5 \times 1.56 = 8 \text{ Trips}$$

Number of Studies: 216

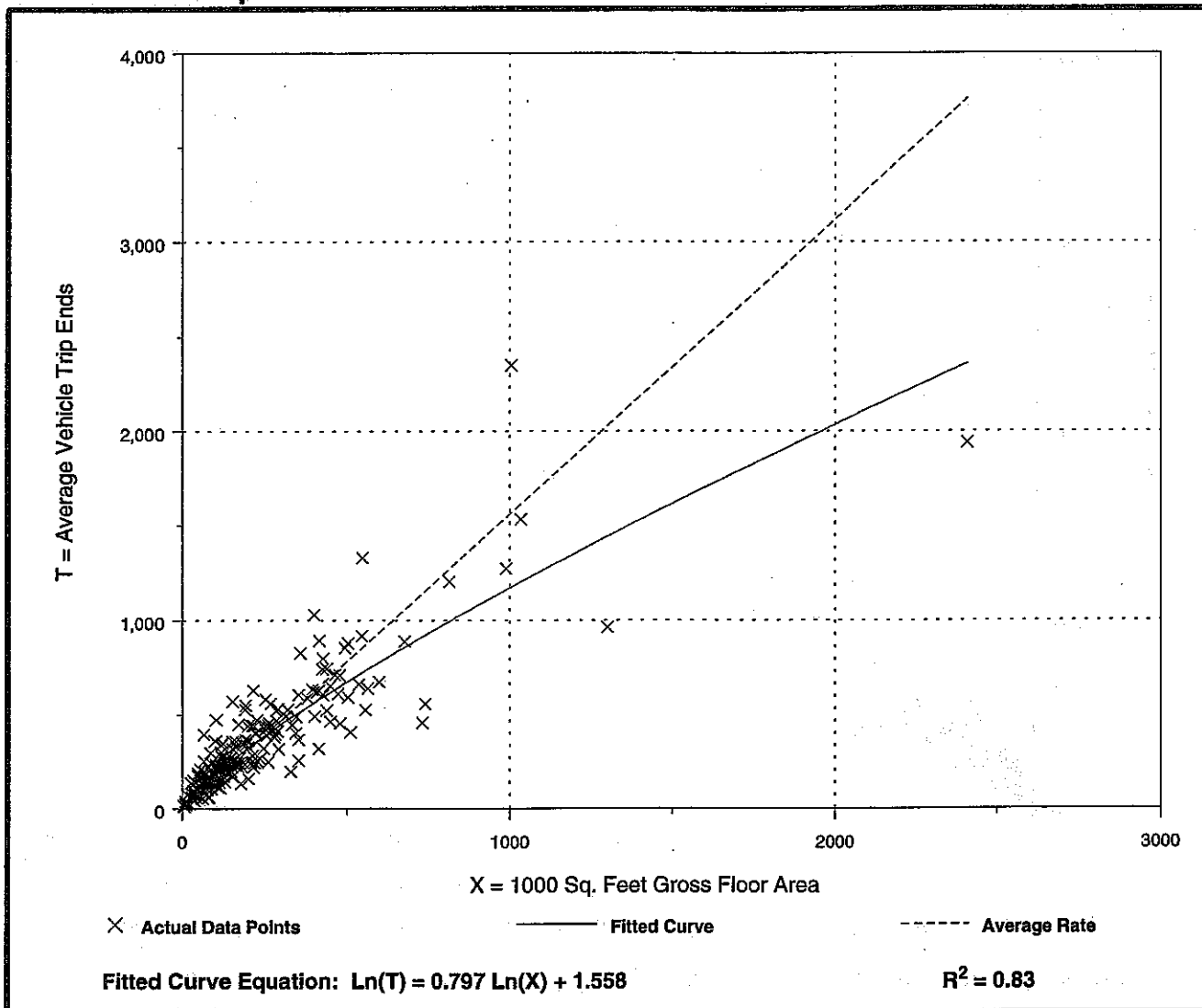
Average 1000 Sq. Feet GFA: 223

Directional Distribution: 88% entering, 12% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
1.56	0.60 - 5.98	1.40

Data Plot and Equation



General Office Building (710)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
P.M. Peak Hour

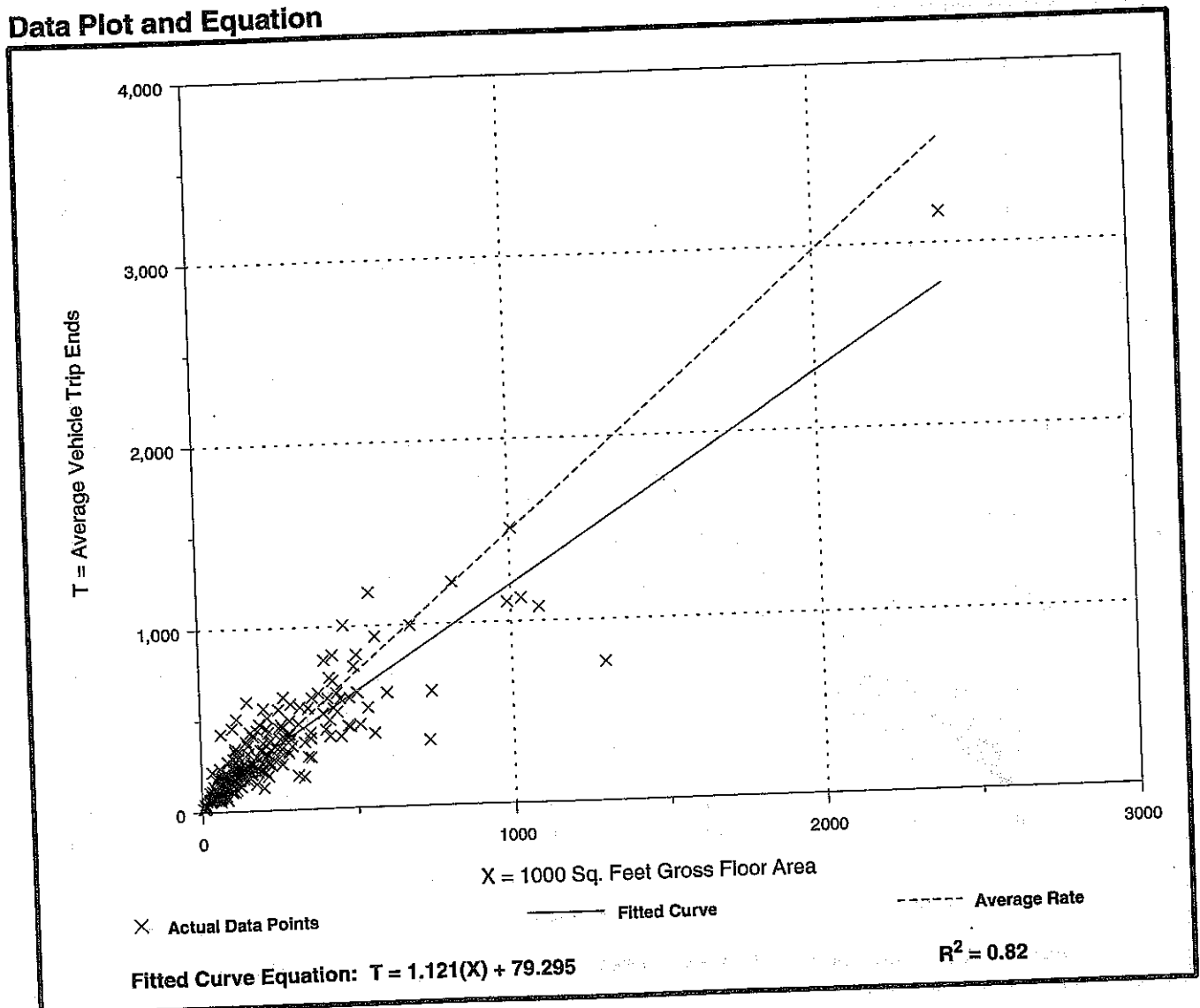
$$5 \times 1.49 = 7.45 \text{ trips}$$

Number of Studies: 234
Average 1000 Sq. Feet GFA: 216
Directional Distribution: 17% entering, 83% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
1.49	0.49 - 6.39	1.37

Data Plot and Equation



General Office Building (710)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Saturday

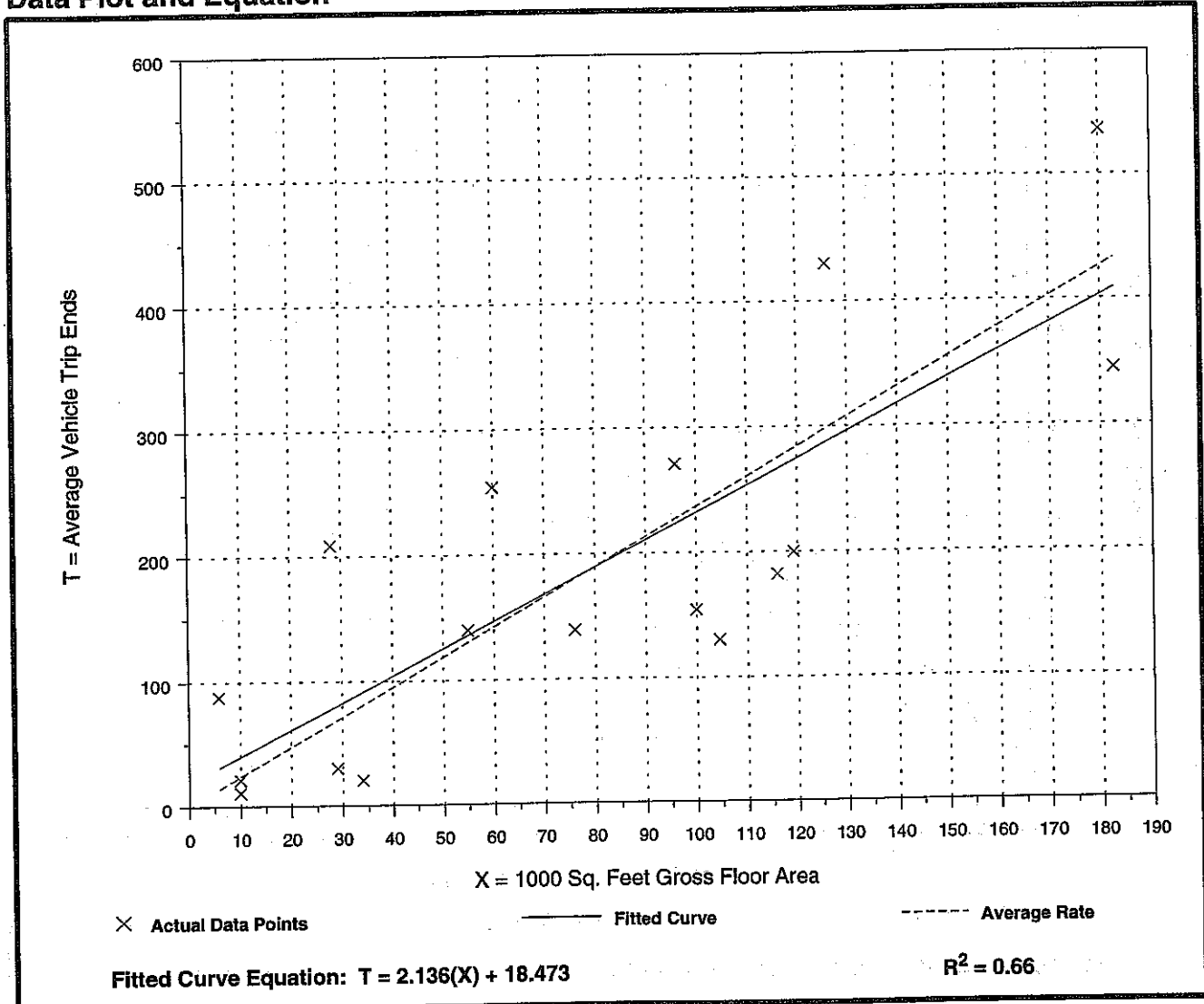
$$5 \times 2.37 = 12 \text{ trips}$$

Number of Studies: 17
Average 1000 Sq. Feet GFA: 78
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
2.37	0.59 - 14.67	2.08

Data Plot and Equation



General Office Building (710)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Saturday,
Peak Hour of Generator

$$5 \times .41 = 2 \text{ trips}$$

Number of Studies: 10
Average 1000 Sq. Feet GFA: 97
Directional Distribution: 54% entering, 46% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
0.41	0.16 - 1.57	0.68

Data Plot and Equation

