

December 16, 2021

Pembroke Planning Board  
Town Hall  
Pembroke, MA 02359

RE: 715-737 Washington Street – Site Plan  
Applicant: George Thibeault

Dear Board Members:

On behalf of the applicant, we hereby submit revised plans, Stormwater Report, calculations and responses to Peer Review comments entitled “Site Plan Review 715 Washington Street Pembroke Massachusetts” by Peter Palmieri, PE, Merrill Associates dated December 13, 2021. In response to Planning Board and public comments we have made the following changes to the plans:

**Section IV. Site Plan Content**

- 4.6 The applicant is proposing a retaining wall. A detail has been added to sheet 3 as requested.
- 4.7 No comment required.
- 4.10 Architectural color scheme is grey/blue as shown on architectural info attachment in the submittal and again for your reference at the end of this response letter.
- 4.11 Additional dimensions have been added to the accessible space on sheet 3 as requested.
- 4.15 No comment required.
- 4.22 No comment required.

**Section V. Requirements**

- 5.1 No comment required.
- 5.16 No comment required.
- 5.3
  - The yard drain detail on sheet 3 has been revised to include filter fabric as requested.
  - Pipe material and slope has been added to all pipes as requested.
  - A callout with specific size for subsurface system #1 has been added to sheet 5 as requested.
  - The stormwater basin designations have been corrected as requested.
  - The bottom elevation on basin #1 has been corrected to 77.1.
  - The subsurface stormwater infiltration basin detail on sheet 7 has been revised to correct the elevations as requested.

- The peak elevations have been revised in the calculations and the plans as requested.

Standard 1 Untreated Stormwater

No comment required.

Standard 2 Post development Peak Rates

No comment required.

Standard 3 Recharge

No comment required.

Standard 4 80%TSS Removal

No comment required.

Standard 5 Higher Potential Pollution Loads

No comment required

Standard 6 Critical Areas

No comment required

Standard 7 Redevelopment Projects

No comment required

Standard 8 Erosion/Sediment Control.

No comment required.

Standard 9 Operation and maintenance plan

Addressed

Standard 10 Illicit Discharges

No comment required.

**Section VI. Development Impact Statement**

No comment required

**Additional Comments**

1. The applicant is proposing a retaining wall. A detail has been added to sheet 3 as requested. The applicant is proposing a Versa-loc or equivalent gravity retaining wall. There will be a construction phase plan of the wall produced by the manufacturer.
2. The plans have been sent for review to the Pembroke Fire Department as requested. A hydrant has been added to the plan in anticipation of one being required.
3. An Order of Conditions has been issued for the proposed project. We will be requesting a minor modification from the Commission upon approval from the planning Board. The limit of work has not been modified.
4. The plans have been submitted to the Board of Health and they have been approved.
5. MassDOT requires that all other permits be obtained prior to DOT permitting. The applicant will apply for a permit.

Enclosed Please find

1. 3 – 24" x 36" Copies of Engineering Drawings;
2. 3 – 11" x 17" Copies of Engineering Drawings
3. 2 Copies of the Stormwater Calculations.

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

Sincerely,



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Kevin Grady  
Principal Engineer

Cc. Peter Palmieri, PE, Merrill Associates

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