



GRADY CONSULTING, L.L.C.

Civil Engineers ♦ Land Surveyors ♦ Landscape Architects

February 1, 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 5,000 square foot 2-story structure. The proposed use is first floor Light Industrial which is allowed in the Residential-Commercial Zoning District Section IV.2.A.4. The specific use is fine lumber and firewood kiln processing. The second floor office space allowed in the Residential-Commercial Zoning District Section IV.2.A.2. 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. 3 – 11" x 17" Copies of Architectural Drawings;
5. 2 Copies of Stormwater Calculations;
6. 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.
7. Copy of Certified List of Abutters with envelopes and certified mail forms included.
8. 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 a Light Industrial site Use which is allowed in the Residential-Commercial Zoning District Section IV.2.A.4. The applicant proposes the construction of a 5000 SF first floor to house a kiln, warehouse and storage of fine lumber. The exterior will include a kiln for the production of kiln dried fire wood and two areas or storage of 150 chord (300 total). The second floor will include 5000 SF office space. There are 17 exterior parking spaces proposed that are screened from the street by a privacy fence. The building is accessed by overhead garage doors for loading access and where interior parking is also available. The building is to be heated by a wood furnace. A dumpster location has been designated on the plan. Limited waste will be produced by this use. Wood scraps will be utilized in the heating furnace. The light industry work area is located to the rear of the property and is screened from the street by the building, privacy fence and site landscaping.

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. 17 parking spaces are designated on the plan. An accessible space has been proposed that has an accessible route to an entrance door. The loading area will be located to the rear of the proposed building, providing screening from Route 53.

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. 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. The applicant proposes to use leftover wood product to heat the building which will improve waste handling and site cleanup.

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 loading area is proposed on the rear of the proposed building, improving loading area setbacks to Route 53. 5 exterior (10'X20') parking spaces are designated on the plan. There is also parking available across the back of the building and within the building. The 24 ft wide driveway and the 200' x 150' processing area provides accessible maneuvering area.

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 Zoning Bylaw IV.2.A.2 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.

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.

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 as the proposed building is 5000 sf (10,000 SF Gross) but does not exceed the development of 3 acres of land disturbance or 250 trips per day. The project proposes 1.6 +/- acres of land development and 39 vehicle trips per day (15 Trucks, 14 Autos, 14 Employee Autos).

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.

The applicant is seeking Zoning relief from the Board of Appeals per section IV.2.D.4 (Front Yards and IV.2.D.4 (Side yards) and Special Permit per Section IV.2.B.2 (outdoor storage) - allowed by special permit but no closer than 40 ft of the way line.

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

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