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JUN 10 2019

PLANNING BOARD
TOWN OF PEMBROKE

#SP6-19

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PEMBROKE TOWN CLERK

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: Champion Builders, Inc. through Robert W Galvin, Esq.

Address: 10 Enterprise St, #3, Duxbury, MA 02332

Telephone: (781) 934-5678 E-Mail: rwgalvin@comcast.net

If applicant is not the owner complete the following. NOTICE: written permission of the owner is required for a complete application. (see Attached)

Name of Property Owner: Frederick J Tomasi

Address: 299 Oak Street, Pembroke, MA 02359

Telephone: (781) 826-7200 E-Mail: info@ajtomasi.com

Property Address: 345 Oak Street, Pembroke, MA 02359

Assessors Map(s) and lot(s) number: F15-38 Zoning District: Business B

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

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

2,400 SF Office Building w/ Garage

	<u>By-law Requirement</u>	<u>Existing Condition</u>	<u>Proposed Condition</u>
Site Size (Sq. ft.)	80,000 SF	43,865 SF	43,865 SF
Structure Coverage	2.5%	2.2%	8.1%
Frontage	200 FT	296.7 FT	296.7 FT
Sidyard Setbacks	30 FT	67.9 FT	30 FT
Rearyard Setbacks	40 FT	37.6 FT	40.8 FT
Sideline Buffers (ft.)	30 FT	40±	21.2
Rearline Buffer	40 FT	35±	27.5
Frontline Buffer	60	20±	20
Parking Spaces (No)	36	Not Lined.	37

Anticipated Traffic: (Vehicle number per day)

Trucks: 1 Autos: 20 Employee Autos: 10