

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: D and C Real Estate Trust, CTS Fiduciary LLC Trustee

Address: Turtle Rock, LLC - 231 Willow Street, Yarmouthport, MA 02675

Telephone: (508) 375-0005 E-Mail: jbilezikian@turtlerockllc.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: SAME

Address: _____

Telephone: _____ E-Mail: _____

Property Address: 296 Old Oak Street

Assessors Map(s) and lot(s) number: Map G15 - Lot 35 Zoning District: Business B

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

The Site contains an approximately 20,500 SF retail building with 196 parking spaces.

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

The Applicant proposes to construct an approximately 5,230 SF medical office (urgent care) facility near the Old Oak Street/Church Street intersection. On-site parking will be reduced to 175 spaces.

	<u>By-law Requirement</u>	<u>Existing Condition</u>	<u>Proposed Condition</u>
Site Size (Sq. ft.)	80,000 SF	121,450 SF	121,450 SF
Structure Coverage	60%	9%	14%
Frontage	200'	404'/363' *	404'/363' *
Sidyard Setbacks	30'	23.9'/54.5' *	23.9'/54.5' *
Rearyard Setbacks	40'	N/A **	N/A **
Sideline Buffers (ft.)	30'	11.4'/2.4' *	11.4'/5.0' *
Rearline Buffer	40'	N/A **	N/A **
Frontline Buffer	60'	4.8'/17.3' *	4.8'/17.5' *
Parking Spaces (No)	209	196	175 ***

Anticipated Traffic: (Vehicle number per day)

Trucks: _____ Autos: 94 **** Employee Autos: _____

* - Corner Lot Dimensions - Church Street/Old Oak Street

** - Corner Lot - No rear yard

*** - Variance requested from Pembroke ZBA

**** - Increase over existing conditions - see accompanying Traffic Memorandum by VHB dated November 14, 2018