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July 29, 2022

Via Hand-Delivery

Alysha Siciliano-Perry, Chair
Pembroke Planning Board
100 Center Street
Pembroke, MA 02359

Re: Application for Age-Qualified Cluster Development Special Permit
Applicant/Owner: Weathervane at Pembroke Country Club, LLC

This office represents Weathervane at Pembroke Country Club, LLC ("Weathervane") with respect to its (i) Application for Approval of a Age-Qualified Village Cluster Development Special Permit, and (ii) Application for Site Plan Approval, relating to its proposed Age-Qualified Cluster Development project for occupancy by individuals 55 years of age or older, with preservation of open/recreational space, on approximately 244 acres, zoned Residential District A, at 94 West Elm Street (Map B11, Lot 33), 0 West Elm Street (Map B10, Lot 4), 80 West Elm Street (Map B10, Lot 4A), 54 Dwelley Street (Map B12, Lot 39), 110 Dwelley Street (Map A12, Lot 47), a portion of 84 Hazelwood Drive (Map A11, Lot 32), and a portion of 58 West Elm Street (Map B10, Lot 3) (the "Property"). The Property is shown on an ANR Plan endorsed by the Board on November 22, 2021.

Enclosed for filing, please find the following documents:

1. Application for Special Permit;
2. Application for Site Plan Approval;
3. Supplement to Application for Age-Qualified Village Cluster Development Special Permit and Application for Site Plan Approval;
4. Site Plans prepared by Crocker Design Group, LLC;
5. Development Impact Statement;
6. Traffic Impact Assessment prepared by Vanasse & Associates, Inc.;
7. Stormwater Memorandum prepared by Crocker Design Group, LLC;
8. Architectural Plans and Renderings;
9. Assessor's Certified Abutters List of Abutters – Pembroke;
10. Assessor's Certified Abutters List of Abutters – Hanson;
11. Check in the amount of \$1,000 made payable to "Town of Pembroke" representing Site Plan Review Filing Fee;
12. Check in the amount of \$400 made payable to "Town of Pembroke" representing Special Permit Filing Fee;
13. Check in the amount of \$5,000 made payable to "Town of Pembroke" representing an initial payment towards the Administrative Review Fee; and
14. Check in the amount of \$6,000 made payable to "Town of Pembroke" representing the Engineering Review Fee.

An electronic copy of the above documents will be submitted to the Planning Department. We look forward to appearing before the Board relating to the applications. Thank you for your attention to this matter.

Very truly yours,

A handwritten signature in blue ink, consisting of a large, stylized 'J' followed by a series of loops and a trailing line.

Jeffery A. Tocchio, Esq.
Drohan Tocchio & Morgan, P.C.

Enclosure(s)