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August 8, 2023

## **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**

Dear Chair Siciliano-Perry:

As you are aware, this office represents Weathervane at Pembroke Country Club, LLC (“Weathervane”) with respect to its (i) Application for Approval of an 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, at 94 West Elm Street, 0 West Elm Street, 80 West Elm Street, 54 Dwelley Street, 110 Dwelley Street, a portion of 84 Hazelwood Drive, and a portion of 58 West Elm Street (the “Property”).

As the Board is aware, since the filing of the initial application Weathervane has focused on developing the AQV Concept Plan depicting the proposed layout of the one-hundred and seventy-two (172) dwelling unit Age-Qualified Cluster Development.<sup>1</sup> At the last hearing, Weathervane and its project team presented an updated AQV Concept Plan that addressed comments received from the Board and neighbors. Since that hearing, Weathervane and its project team have worked to develop a fully engineered updated plan set and stormwater report based upon the previously presented AQV Concept Plan. The updated plan set incorporates the prior plan modification and includes certain additional modifications to improve the proposed project, but remains substantially similar to the previously presented layout.

Enclosed for filing, please find the following materials:

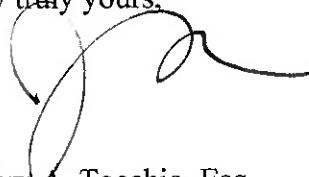
1. Updated Site Plans prepared by Crocker Design Group, LLC (“CDG”);
2. Updated Stormwater Report prepared by CDG. Updated Site Plans prepared by Crocker Design Group, LLC (“CDG”); and
3. Architectural Plans for the Clubhouse/Function Space/ House Elevations.

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<sup>1</sup> The unit count is based on and verified by the Density Plan previously reviewed the Board.

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

Very truly yours,

A handwritten signature in black ink, consisting of a large, stylized 'J' followed by a series of loops and a long horizontal stroke.

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

Enclosure(s)