

DROHAN TOCCHIO & MORGAN, P.C.

ATTORNEYS AT LAW
175 DERBY STREET, SUITE 30
HINGHAM, MASSACHUSETTS 02043
Telephone: (781) 749-7200 ~ Facsimile: (781) 740-4335

JEFFERY A. TOCCHIO
jtocchio@dtm-law.com

January 23, 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, 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").

Since the last public hearing, Weathervane and its project team have modified the project based on comments received from the Board and neighbors, as reflected in the material submitted herewith. Specifically, the proposed project has been modified from the plans presented and reviewed at the November hearing in order to:

- Reduce the number of dwelling units proposed off of Hazelwood Drive from 23 to 17 dwelling units;
- Reduce the number of dwelling units proposed off of the easterly entrance of Dwelley Street from 22 to 18 dwelling units;
- Shift the westerly entrance off of Dwelley Street to the opposite side of the site entrance area in order to locate the access farther away from the house at 104 Dwelley Street, as well as offset from the house at 105 Dwelley Street;
- Enhance the buffer to 66 Dwelley Street by reducing the depth of the adjacent lots (Nos. 124-129);

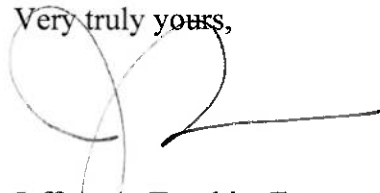
- Shift the cart path along golf hole No. 1 to the opposite side of the fairway and farther interior to the property, and away from abutters;
- Rotate the cul-de-sac proximate to the site entrance on West Elm Street to the maximum extent practicable in order to shift it farther away from the existing dwellings on West Elm Street, and reduce the lot depths off of the cul-de-sac to provide enhance the buffer to the dwelling at 88 West Elm Street;
- Locate two (2) 8-unit buildings proximate to the existing clubhouse facilities;
- Identify the location of the proposed wastewater system, as outlined in purple on the plan; and
- Incorporate a proposed maintenance facility adjacent to the driving range.

Enclosed for filing, please find the following materials:

1. Updated Proposed AQV Concept Plan, prepared by Crocker Design Group, LLC; and
2. Supplemental Transportation Impact Assessment, prepared by Vanasse & Associates, Inc.

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,



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

Enclosure(s)