



October 11, 2022

Attn: Matthew Heins  
Planning Board Assistant  
Town of Pembroke  
100 Center Street  
Pembroke, Massachusetts 02359

**RE: RESPONSE TO Initial Peer Review Comments  
Pembroke Country Club Age Qualified Cluster Development  
94 West Elm Street, Pembroke**

Dear Mr. Heins and Board Members;

This letter is being submitted in response to the initial peer review comments provided by Merrill Engineering and Land Surveyors, via email on September 6, 2022 regarding the proposed Age Qualified Cluster Development. Crocker Design Group, LLC (CDG) offers the following responses to each comment below. In addition to the following revised and supporting documents are enclosed:

- Enclosure 1: Proposed 172 Lot Density Plan (24"x36")
- Enclosure 2: Proposed Density Layout Wetland Crossing Concept (24"x36")
- Enclosure 3: Recorded Quitclaim Deed for Hazelwood Drive
- Enclosure 4: Proposed Septic Exhibits (11x17)
- Enclosure 5: Existing Drainage Pattern Plan (24"x36")
- Enclosure 6: Proposed Density Bulk Grading and Drainage Concept (24"x36")
- Enclosure 7: Proposed AQV Concept Plan (24"x36")

Original comments provided by Merrill indicated below in standard text with CDG's responses in **bold text**.

**Zoning Bylaw: Section V Special Provision, Standards and Procedures:**

1. The proposed Subdivision Concept Plan should be stamped and signed by a registered professional engineer or land surveyor.  
**CDG Response: The plans have been stamped by a Registered Professional Engineer as recommended.**
2. Please provide a list of waivers if necessary to implement the subdivision plan.  
**CDG Response: The proposed 172 Lot Density Plan (Enclosure 1) has been designed to generally comply with the Pembroke Subdivision Rules and Regulations. We anticipate the following waivers may be required:**

- *Section IV. C.1.E: Streets shall be laid out so as to intersect as nearly as possible at right angles. No street shall intersect any other street at less than 75 degrees.*

**All internal and external street connections meet this criteria except for the northeastern most intersection at Dwelley Street. The Right-of-Way angle is shown at approximately 68 degrees. We anticipate a definitive design could incorporate a slight angle adjustment to the proposed roadway pavement such that the physical roadway intersection would comply with the 75 degree minimum angle requirements.**

- *Section IV. C.1.F: Property lines at street intersections shall be rounded or cut back to provide for a curb radius of not less than thirty (30) feet. This provision requires the curb radius to be measured at the edge of the roadway layout and not at the edge of the constructed way.*

**All proposed internal street intersections meet this criteria. We anticipate a waiver/partial waivers may be required for the external street intersections on Dwelley Street (2 intersections) and the southern intersection at West Elm Street. In two of the three intersections, the design would comply on one side of the intersection only.**

- *Section IV. C.1.G: Streets shall be located directly opposite existing or proposed cross streets, if any. All proposed streets, except those to be located directly opposite an existing or proposed cross street, as provided above shall be located so as to not create an intersecting street within four hundred (400) feet of an existing or proposed intersecting street. Distanced between intersection streets shall be measured from the centerline to centerline.*

**All proposed street intersections meet this criteria. It is possible a waiver may be necessary for the eastern intersection at Dwelley Street and Maple Ave, depending on the surveyed location of the Maple Ave R-O-W, but it appears the intersection offset would be limited to a few feet at most.**

3. There looks to be four (4) wetland crossings with impacts. Please clarify the wetland impacts for each crossing. Please clarify all wetland resources on site as the ORAD indicates inland bank to a perennial stream and riverfront area.

**CDG Response: Please refer to Sheet D-4 – Density Layout Wetland Crossing Concept attached as Enclosure 2. This plan identifies the five (5) anticipated wetland crossing locations for the subdivision Right-of-Way. As can be seen on the plan, the conceptual wetland crossings incorporate a typical 20'-wide box culvert configuration. The length of the crossing dictates the number of box culverts required. The plan views for each crossing address the number of box culverts as well as computes the proposed permanent wetland filling/impact associated with the box culvert wall and footing systems. The plan also includes a summary table of the permanent wetland impacts associated with the crossing locations which totals 4,260+/- SF. A detailed section view of a typical crossing is included as well on that sheet.**



In addition, we anticipate a small wetland impact associated with the proposed driveway to serve Lot 153. Thus, in total, we anticipate the conventional density plan, if constructed, would result in a permanent wetland impact of 4,900 SF +/-.

4. Will an easement be requested for the proposed access to Hazelwood Drive? It looks like the proposed roadway is being proposed on the abutting property.

**CDG Response: An easement has been granted to Weathervane at Pembroke Country Club LLC by the owners at 84 Hazelwood Drive which is recorded in Plan Book 65, Page 1004. A copy of that agreement and easement plan is attached as Enclosure 3.**

5. Please verify the lots have adequate area to construct a proposed home including an individual septic system with appropriate buffer setbacks to wetlands etc. Some lots look to have limited area such as but not limited to Lots 13, 31, 76, 100 and 133.

**CDG Response: See attached proposed Septic Exhibits (Enclosure 4) for each of the lots identified above which proof out houses with proposed septic system locations that adhere to Town of Pembroke's BOH regulations. The leaching areas are designed assuming Class II soils (Sandy Loams, Loams) with a perc rate of 5-10 minutes per inch at a design flow of 450 Gallons per day (Minimum per BOH regulations) with separate primary and reserve areas. See Septic Exhibits attached as Enclosure 4.**

6. Where will the stormwater facilities be located? The proposed non-buildable lots contain mostly wetland resource areas and would not be able to support stormwater facilities. Please show stormwater facility locations on the plan.

**CDG Response: Please refer to Sheets D-2 and D-3 – Enclosures 5 and 6 attached. These plans provide a graphical depiction of the general highs and lows across the site in both existing conditions and proposed Density Plan. The Density Bulk Grading and Drainage Concept Exhibit shows the proposed stormwater basin (above or below ground) locations throughout the proposed Density Plan. It is anticipated these systems would be typically located along the perimeter of the lots and would be encompassed in drainage easements.**

#### **Additional Comments:**

1. It appears that the project may require MEPA review. Please provide a MEPA threshold impact evaluation and or information on the status of the MEPA permitting process for the development when available.

**CDG Response: We anticipate this project will require an Environmental Notification Form (ENF) filing with MEPA. The thresholds which may meet the ENF Review criteria potentially include (1) Land, and (6) Transportation.**



2. It is noted that West Elm Street is identified as Scenic Road and proposed work within the West Elm Right of Way may require a Scenic Road Permit.

**CDG Response: Acknowledged. If any tree work within the West Elm Right of Way is needed the Applicant will seek a Scenic Road permit.**

3. The plans should be reviewed by the Pembroke Fire Department relative to access and fire protection.

**CDG Response: The Applicant has had an initial meeting with the Fire Department and will continue coordinating with them throughout the permitting process.**

4. Due to the proximity of wetlands and other resource areas, an Order of Conditions approving the project will be required from the Pembroke Conservation Commission.

**CDG Response: Acknowledged. The Project will be filing a Notice of Intent with the Conservation Commission for the proposed Age Qualified Village.**

5. The Stormwater Management facilities shall be designed in compliance with the MassDEP stormwater standards. It is indicated that a formal stormwater report and detailed plans for the Age-Qualified cluster development will be submitted during the permitting process for further review.

**CDG Response: Acknowledged. A formal stormwater report and detailed plans will be submitted during the formal permitting process for the Age Qualified Village.**

6. As noted, the design provides private wastewater treatment facility will be designed in accordance with current MassDEP and Board of Heath regulations. The facility will be reviewed and approved by the MassDEP. The location of the facility and leaching field should be provided on the design.

**CDG Response: Please see the updated AQV Plan included in this submittal package (Enclosure 7). The proposed location of the wastewater treatment disposal system is now identified on the plan which is in the vicinity of the existing golf course clubhouse parking lot. The Applicant is in the process of finalizing their Groundwater Discharge Permit Application and will formally filing with MassDEP shortly. We will coordinate with Pembroke BOH throughout the DEP review process.**

#### **Additional Updates to Age Qualified Village Plan:**

- The 22 units proposed off of the eastern entrance of Dwelley Street has been reduced to 19 units.
- The entrance road also shifted approximately 40' to provide a larger buffer from 66 Dwelley Street.
- The buffer from Lots 129 to 134 to 66 Dwelley Street has been increased.



- The Western entrance off of Dwelley Street was shifted from the right side of the property to the left side of the property away from the abutting house.
- The 23 units off of Hazelwood Drive has been reduced to 19 units.
- The 7 units that were moved from Hazelwood and Dwelley Street were relocated by the proposed multifamily building
- The proposed Wastewater leaching areas have been added to the plan in purple by the existing club house.
- As well as the addition of a proposed maintenance facility by the driving range.

Should you have any questions or require any further information, please do not hesitate to contact Gabe Crocker, P.E. at [gabecrocker@crockerdesigngroup.com](mailto:gabecrocker@crockerdesigngroup.com) or 781-919-0808.

Sincerely,  
Crocker Design Group LLC

A handwritten signature in blue ink, appearing to read "Gabe Crocker", is positioned above the printed name.

Gabe Crocker P.E.

President