

December 17, 2018

Pembroke Planning Board  
Town Hall  
Pembroke, MA 02359



RE: Site Plan Review Application  
Proposed Expansion of the current use (Warehouse/Storage/Industrial)  
Assessors Map B8 Lot 339, 171 Mattakeesett Street  
Applicant – 171 Mattakeesett Street LLC

Dear Board Members:

On behalf of the applicant we hereby submit this Application for Site Plan Review. The applicant is proposing to expand the current warehouse/storage/industrial use by adding three buildings, driveway, parking, and utilities. Site Plan Approval is required per section V.7.B of the Town of Pembroke Zoning Bylaw, in the Business A Zoning District and the Watershed Protection District. Enclosed please find the following:

1. Original plus (12) twelve copies of the Site Plan, dated December 17, 2018
2. Copy of the application packet and Site Plan has been sent to Merrill Associates.
3. Check for \$3,100 (\$1,000 application fee + \$2,100 administrative review fee (21,000 x \$100/1000 s.f. gross floor area) payable to "Town of Pembroke"
4. Check for \$6,000 (technical and consultant review fee). payable to "Town of Pembroke"
5. Certified abutters list
6. Envelopes addressed to each abutter (postage paid certified mail)
7. Written permission from owner of the property to apply for site plan approval.

An application has been sent to the Zoning Board of Appeals for the expansion of the existing use.

**The project is in conformance with the purpose of the Zoning Bylaw as it relates to site plan approval as follows:**

*This section is enacted under the authority of Chapter 40A of the Massachusetts' General Laws in order to assure that structures and uses, other than one or two family residences, are developed in the following fashion:*

1. *In a manner which considers community needs, to include protection for abutting land owners, traffic safety and access, adequate waste disposal, drainage, parking, and environmental protection.*

The subject of this application is the property with improvements thereon at 171 Mattakeesett Street (the Property). Pembroke Assessors Map B8 Lot 339 depicts the property. The Property consists of 7.38+/- acres. There are no wetlands on the property. The Property has frontage of 240 feet on Mattakeesett Street. The Property complies with the area and frontage requirements of the Zoning Bylaw.

The Property is located in the Business A Zoning district according to the Zoning Map of the Town of Pembroke revised October 27, 2015 and the Pembroke Zoning Bylaw Section III.3. The property is bordered by Business A Zoning district (Assessors Map B8 lots 338 and 338A) to the southwest and Residential A to the remainder of the perimeter.

The Applicant seeks approval to construct an expansion of the existing warehouse/storage/industrial use. The assessors card shows this use a "factory." The plans submitted with this application depict two existing buildings consisting of boat construction and maintenance facilities, and the (3) three proposed buildings, each 7,000 square feet. An existing cell tower is also shown on the property. The closest existing building setbacks are located 306.2+/- feet from the Mattakeesett Street, 320.8+/- feet from the rear property line, 51.8+/- feet from the west property line abutting, and 23.4+/- feet from the eastern property line. The three additional buildings will operate in a similar use as the existing use.. The closest building setbacks are proposed to be located approximately 847 feet from Mattakeesett Street, 22.0 feet from the eastern and western property lines, 90.6 feet from the rear property line,. The footprint of each building is 7,000 square feet and will have a height approximately 1 story. The proposed buildings have a building coverage equal to 20.1 percent and the proposed site has an impervious coverage of 54.9percent.

The Zoning bylaw section V.4.g for wholesale, storage, or industrial establishments requires one parking space per every three persons employed. It is anticipated that there will be 14 employees per proposed building. A total of 25 spaces are proposed for the proposed buildings. The existing commercial buildings have 83 existing parking spaces. Seven of these will be relocated and the total parking for the site will be 101 spaces.

The traffic generated by the additional 42 employees will be minimal. The traffic generated by the entire site will consist of an average vehicle trip end per week day of 85 trips, 50% entering and 50% exiting and a projected peak hour for the completed site is estimated at 141 trips per hour. Access to the facility will be through the existing driveway off of Mattakeesett Street. No changes are proposed to the driveway entrance. A turning analysis is shown to demonstrate turning movements for tractor trailer and fire trucks. Mattakeesett Street was recently improved.

The stormwater management systems for the existing site currently discharge to an infiltration basin in the front yard and to a Stormceptor and infiltration basin to the rear of the site. The proposed stormwater management system will relocate the existing basin. The basin in the front yard will remain as is existing. The basin to the rear of the site will be reconfigured as shown.

Utilities including water, gas, septic systems and electric will be provided to the proposed buildings through existing connections, stubs located on the property. Septic tanks and oil/water separators for the floor drains are proposed for each building along with a leaching fields for wastewater disposal.

A landscaping plan has been provided to show the plantings for buffer areas.

2. *In conformity with state and local laws and regulations, including zoning, earth removal, signs, subdivision control, wetlands, flood plain and watershed protection, and water resource protection provisions.*

The applicant has or will be applying for all required permits including, Site Plan Approval. Zoning Approval, Board of Health. The site is not located near any wetland resource areas. The site is not located with the wetland, floodplain protection districts.

### **Rules and Regulations Governing Site Plan Approval**

#### **Section V. Requirements**

- 5.1.2 The applicant requests a waiver from the requirement of a three (3) foot wide landscape strip along foundation walls to be consistent with the rest of the site.
- 5.1.5 The applicant requests a waiver to the requirement of five (5) percent of parking area as maintained landscaping (within the interior of the parking area). There are no interior islands due to existing use.
- 5.1.6 The applicant requests a waiver from section 5.1.5, landscaped buffer strip with a minimum width of 50 feet. Stockade fencing was added along the northern property to protect neighboring residences.
- 5.3.2.1 The applicant requests a waiver from section 5.3.2.1, of a twenty-five (25) foot buffer screen between all detention or siltation structures. Stockade fencing was added along with approximately twelve (12) feet of existing vegetation to protect the neighboring residences.
- 5.3.2.9 The applicant requests a waiver to the requirement of ground infiltration by means of leaching pits. An open basin and storage chambers were used to maximize the proposed sites use of storage.
- 5.6.2 The applicant requests a waiver from the requirement of curbing to be placed at the edges of all paved surfaces. Curbing was used in areas to direct runoff into proposed drain inlets. Curbing around the rest of the paved edges would be prohibitive to the sites current use.

The applicant believes the Planning board can grant the requested waivers without negative impact to the town or the abutting properties.

If you have any questions, please do not hesitate to call.

Sincerely,

GRADY CONSULTING, L.L.C.

A handwritten signature in black ink, appearing to read "Darren Grady", written in a cursive style.

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Darren Grady, P.E.  
Project Engineer

Cc: Town Clerk ,

171 Mattakeesett Street LLC  
283 Sawyer Street  
New Bedford, MA 02746