

March 25, 2024

Planning Board
Town Hall
Pembroke, MA 02359

RE: 345 Washington Street – Assessors Map E12 Lot 44 - Revised Site Plan
Applicant: 345 Washington Street, LLC

Dear Board Members:

On behalf of the applicant, we hereby submit revised plans, and responses to Peer Review comments entitled “Site Plan Review 345 Washington Street Pembroke Massachusetts” by Deborah W. Keller, PE, Merrill Associates dated March 18, 2024.

Plan revisions and responses to comments are as follows:

Section IV. Site Plan Content

- 4.4 *The floodplain associated with Pudding Brook should be provided on the site plan.*
FEMA Flood Zone ‘AE’ elevation 8 is downgradient of the BVW in relation to our site location. The plan is on N.A.V.D. 88 vertical datum. No work is proposed within Flood Zone ‘AE’ elevation=8.
- 4.8 *It is proposed to utilize the existing utility services although limited information on existing utilities are shown on the plans. The existing closed drainage, water service, septic system and septic services should be provided on the plan.*
The approximate existing septic system location has been added to the plan. The on-site drainage is already shown on the plan. Pembroke Water Department provided a single water service location that connects to Building #1. A note has been added to Sheet 2 stating the Contractor shall verify all water services prior to the start of construction.
- 4.11 & 4.13 *Please verify/locate all parking spaces to remain including size and type of parking, loading, storage, and service areas. The application and plans have conflicting information on the number of parking spaces to remain. With 52 parking spaces required, there should be at least 3 accessible parking spaces with the correct number of parking spaces proposed.*
The existing trailers will be relocated to an offsite location and will not impact the number of parking spaces on site. A note has been added to the plan. The new locations of the dumpsters have been added to the plan. The number of existing parking spaces has been confirmed and there are currently 74 existing spaces. The proposed addition and the relocations of the dumpsters will cause the loss of total parking spaces to 63. There are 2 known handicapped parking spaces on the site. One (1) handicapped parking space has been proposed bringing the total number of handicapped spaces to 3.
- 4.17 *Please provide a north arrow on the Site Plan, sheet 2.*
A north arrow has been added to Sheet 2 as requested.

- 4.18 *Please provide the existing building square footage on the plans. Please note the height of the addition on the plans.*

The existing building square footage has been added to the plan and is noted on Sheet 2 inside the existing building description. The proposed height of the Addition will match the existing building, and the peak of the proposed addition is Elevation=39.7. The existing building is currently one story, and the proposed addition will remain one story. The height of the building from the grade to the proposed peak of the addition is 22.0-ft.

- 4.19 *Please show where the dumpsters will be relocated as they may reduce the number of parking spaces.*

The existing trailers will be relocated to an offsite location and will not impact the number of parking spaces on site. A note has been added to the plan. The new locations of the dumpsters have been added to the plan. The number of existing parking spaces has been confirmed and there are currently 74 existing spaces. The proposed addition and the relocations of the dumpsters will cause the loss of total parking spaces to 63. There are 2 known handicapped parking spaces on the site. One (1) handicapped parking space has been proposed bringing the total number of handicapped spaces to 3.

A silt sock erosion control barrier and detail has been provided on the plans. Erosion controls are noted at the limit of work. Additional erosion controls along the front of the stormwater basin should be provided to protect the existing basin from sediment during construction.

Additional erosion controls have been proposed to protect the existing drainage basin and are shown on the plan.

- 4.21 *A photometric plan has been provided in the Site Plan Review application. The building lighting should be shown on the plans and maximum height referenced.*

The photometric plan has been added to Sheet 3 of the Site Plan with proposed mounting height. A note stating that the mounting height of all lighting shall not exceed 20-ft above grade has been added to Sheet 3 as requested.

Section V. Requirements

- 5.2 *The location of the proposed lighting is presented on a photometric plan but should be added to the Site Plan as well. The wall pack lighting fixtures are proposed to be shielded. Please provide mounting height on the plans and should not exceed 20 ft in height.*

The photometric plan has been added to Sheet 3 of the Site Plan with proposed mounting height. A note stating that the mounting height of all lighting shall not exceed 20-ft above grade has been added to Sheet 3 as requested.

- 5.5 *The two existing dumpsters are noted to be relocated but the new locations have not been noted on the plan. Please provide the relocation location for dumpsters and if necessary, provide an enclosure for screening. We recommend a detail of the enclosure be provided.*
The new locations of the dumpsters have been added to the plan and they will be located in front of the proposed addition. An existing 6' fence that sits on top of the

raised septic leaching field area will obstruct the view of the dumpsters from Washington Street. An enclosure detail will not be necessary.

On behalf of the applicant, we hereby request the following waivers from the Town of Pembroke Planning Board Rules and Regulations Governing the Issuance of Site Plan Approval as follows:

Section IV. Site Plan Content

4.22 The applicant requests a waiver from the requirement of a traffic study. The proposed project will not result in any additional employees or any additional vehicles entering and leaving the site.

4.27 The applicant requests a waiver from the requirement of a Landscaping Plan. The site was recently fully landscaped from a Drainage project completed in the last year. No clearing of vegetation will occur as a result of this project.

5.3 The applicant requests a waiver from the requirement of a drainage design. A drainage design was completed in 2020 and was filed with Pembroke Conservation Commission. Drainage was installed in the last 3 years and meets all state and local Stormwater requirements. The proposed addition footprint lands entirely within an already paved area, so there is no increase in impervious coverage and no change in drainage patterns.

5.6.2 The applicant requests a waiver to the requirement of curbing along all paved edges. Stormwater will be directed to the drainage basin for infiltration via cape cod berms. The adjacent business as well as Route 53 utilize cape cod berms. Concrete and granite curbing if damaged will likely be left unrepaired for longer periods of time due to the expense and disruption to paved surfaces.

5.6.2 The applicant requests a waiver to the requirement of architectural plans. The proposed addition will match the style of the existing building as shown on Sheet 3 of the Site Plan. The proposed addition will be 1 story, matching the existing building structure.

On behalf of the applicant, Grady Consulting, L.L.C. respectfully requests the Board approve the site plan as required per section V.7.B (Site Plan Approval) of the Zoning Bylaw.

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

GRADY CONSULTING, L.L.C.

Robert Carlezon

Robert Carlezon, P.E.

Project Engineer

Cc: 345 Washington Street, LLC
345 Washington Street
Pembroke, MA 02359