

GALVIN & GALVIN, PC

Attorneys and Counselors at Law

A Professional Corporation

10 Enterprise Street, Suite 3
Duxbury MA 02332-3315
(corner of Rtes 3A & 139)



Robert W. Galvin, Esq.
Robert E. Galvin, Esq.
Anthony J. Riley, Esq.
William J. Galvin, Esq. (1898- d.1995)

Tel: (781) 934-5678 / (781) 834-4224
Facsimile: (781) 837-1030

June 20, 2019

VIA HAND DELIVERY

Matthew Heins, Planning Board Assistant
Pembroke Planning Board
Town Hall
100 Center Street
Pembroke, MA 02359

RE: Champion Builders, LLC Application for Site Plan Approval
345 Oak Street, Pembroke, MA

Mr. Heins,

My office represents Matthew Dacey of Champion Builders, LLC who filed an application for site plan approval of Friday June 7, 2019 at the Town Clerk's counter. This letter is intended to resolve the issues you and I discussed on the phone relating to this application.

Brief Summary

Champion Builders is proposing to raze the existing structure and construct a 2,400 sq. ft. office building at the property known as 345 Oak Street in Pembroke (the "Property"). The Property is currently owned by Frederick J. Tomasi, who has submitted a letter in support of the project. Champion Builders also plans construct a garage on site for parking and storing vehicles.

Variances from ZBA

Champion Builders came before the Pembroke Zoning Board of Appeals on Monday May 6, 2019 and requested three (3) variances. The ZBA voted to grant Champion all three variances as follows: (1) IV.4.D.1 Lot sizes; (2) IV.4.D.5 Side Yards; and (3) IV.4.D.6 Rear Yards.

Requested Waivers

Champion is now coming before the Pembroke Planning Board for Site Plan Approval and is requesting the following waivers:

- 1) IV.4.22 – Traffic Study;
- 2) V.5.1.2 – 3 ft. wide landscaping strip along all foundation walls;
- 3) V.5.4 – Parking & Loading,
Parking to be located between the proposed building and street layout,
Curbing to be Cape Cod berm at access drive radii;
- 4) V.5.6.2 – Curbing shall not be bituminous concrete;
- 5) V.5.7.1 – Access connection spacing;
- 6) V.5.7.2 – Width of access connection; and
- 7) V.5.7.3 – 45 ft. depth between the property line and the beginning of any parking areas.

Development Impact Statement

We further discussed adding a waiver for the Development Impact Statement. Champion Builders has decided to submit one, which is included in these materials.

Abutters List and Certified Mail

Included is the abutters list and certified envelopes.

Additional Checks

Included in these supplementary materials are the two (2) additional checks covering the fee per gross floor area (\$700.00) and engineering review deposit (\$6,000.00).

Thank you for your attention to this matter.

Very truly yours,


Anthony J. Riley