



19 Union Street
P.O. Box 92
Scituate, MA 02066
(781) 545-0895

*Registered Professional Engineers,
Project Managers & Environmental Consultants*

December 26, 2018

Pembroke Planning Board
Town Hall
100 Center Street
Pembroke, MA 02359

Re: 50 Mattakeesett Street, Pembroke, MA
Proposed Site Plan
Applicant: Mike Bulman

Members of the Planning Board,

On behalf of the Owner/Applicant, Morse Engineering Company, Inc. (MEC) hereby submits the following plans and documents in accordance with the Planning Board Rules and Regulations Governing The Issuance of Site Plan Approval:

- Application for Site Plan Approval.
- Checks for the filing fee, administrative review fee, and engineering review fee.
- Six (6) full size 24" x 36" copies of the "Proposed Site Plan" prepared by MEC dated December 26, 2018.
- Four (4) 11" x 17" copies of the "Proposed Site Plan" prepared by MEC dated December 26, 2018.
- Three (3) copies of the Stormwater Calculations & Report prepared by MEC dated December 26, 2018.
- Abutter Envelopes, certified mail forms, return receipt forms, and other documents obtained from Assessor's office.

MEC requests the following waivers:

- A waiver from section 5.1.6 of the Town of Pembroke Planning Board Rules & Regulations Governing The Issuance of Site Plan Approval, stating "All Residential Properties shall be protected by a landscaped buffer strip with a minimum width of 50 feet, with such berms, fences, sound walls, and plantings deemed necessary by the planning board to protect neighboring residences."
- A waiver from the Development Impact Statement.
- A waiver from the Traffic Impact Study.

The project proponent proposes to construct two new storage unit buildings at 50 Mattakeesett Street, Pembroke, MA. The property is shown as Pembroke Assessor's Parcel C9-23E and is approximately 1.5 acres. The property has frontage on Mattakeesett Street and is abutted by developed residential properties. The property slopes to the southwest, northwest, and northeast towards the abutting residential properties.

The work proposed by this project is described as the construction of two new storage unit buildings and associated driveway, grading, lawn, landscaping and stormwater mitigation. The disturbed areas will be restored and stabilized with the proposed buildings, driveways, and lawn surfaces. The proposed stormwater systems are comprised of an infiltration basin and a roof drywell system. These drainage systems will provide groundwater recharge, treatment of pavement runoff and control the rates and volumes of runoff.

The proposed storage unit buildings will not be open to the public, as they will only be available to the clients of Jack Conway.

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

Respectfully Submitted,

MORSE ENGINEERING COMPANY, INC.

A handwritten signature in black ink, appearing to read "J M Hassett". The signature is stylized with a large, looped initial "J" and "M".

Jeffrey M. Hassett, P.E.

TOWN OF PEMBROKE
APPLICATION FOR SITE PLAN APPROVAL

Submit to Town Clerk with \$1,000.00 Filing Fee and Complete Site Plans as required in Section V. 7., Site Plan Approval of the Zoning By-laws.

Name of Applicant: Mike Bulman

Address: P.O. Box 20, Scituate, MA 02066

Telephone: 781-820-4449 E-Mail: mtbulman@yahoo.com

If applicant is not the owner complete the following. NOTICE: written permission of the owner is required for a complete application.

Name of Property Owner: JPC/Pembroke Realty Trust

Address: 137 Washington Street, Norwell, MA 02061

Telephone: 781-820-4449 E-Mail: mtbulman@yahoo.com

Property Address: 50 Mattakeesett Street

Assessors Map(s) and lot(s) number: C9-23E Zoning District: Center Protection District

Explain current use of property, attach additional information if needed: Office Building

Explain proposed use of property, attach additional information if needed: Office Building & Storage Units

	By-law Requirement	Existing Condition	Proposed Condition
Site Size (Sq. ft.)	40,000 S.F.	65,390 S.F.	NO CHANGE
Structure Coverage		3019.8 S.F.	7019.8 S.F.
Frontage	150 FT.	150 FT.	NO CHANGE
Sidyard Setbacks	20 FT.	27.2 FT.	21.1 FT.
Rearyard Setbacks	20 FT.	246.0 FT.	98.5 FT.
Sideline Buffers (ft.)		27.2 FT.	21.1 FT.
Rearline Buffer		156.1 FT.	52.9 FT.
Frontline Buffer		72.9 FT.	NO CHANGE
Parking Spaces (No)	9	26	21

Anticipated Traffic: (Vehicle number per day)

Trucks: 0 Autos: 5 Employee Autos: 0