



DEVELOPMENT IMPACT STATEMENT

SITE PLAN

171 Mattakeeset Street
Pembroke, MA 02359

Prepared for:
171 Mattakeesett Street LLC
283 Sawyer Street
New Bedford , MA 02746

A Development Impact Statement (DIS) is required for this project since the project consists of 5,000 square feet or more of floor area.

A. 6.1 Environmental Impact Assessment:

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 applicant proposed to expand the current use of the site by adding three (3) 7,000 square foot buildings, similar to the ones on the site. The proposed developed portion of the site is to the rear of the property. Access and egress for the site will remain through the existing driveway and entrance. The site is currently used for boat maintenance and storage. The site is mostly cleared of trees to allow for space to store and work on the boats. Topography of the site is generally flat. A high spot exists (elevation 92) about half way through the lot and slopes towards Mattakeesett Street (elevation 78) at a slope of 2-percent and towards the rear lot line (elevation 88) at a slope of 1-percent. An existing infiltration basin with three catch basins and a Stormceptor existing in the rear part of the lot to mitigate stormwater. A similar basin exists at the front of the site. The soils are sandy and groundwater is below elevation 86, the bottom of the existing infiltration basin.

B. 6.2 Environmental Impact Standards:

The proposed use will not create any significant emissions, noise, dust, fumes, noxious gases, radiation, water pollutants, or any other similar significant adverse impacts since the project is an expansion of the current use and there have been no known issues from the site. The improved site will provide sheltered garages for work on the boats which will decrease noise, dust, fumes, and work in direct contact with storm water.

The design of the development will not increase erosion, flooding, or sedimentation on-site or on neighboring properties since the stormwater systems and the vegetated buffer in the proposed developed areas of the site will be upgraded.

The design of the development minimizes the destruction of unique natural features since there are little to no features unique to the site.

The design of the development minimizes earth removal. Approximately 3,000 cubic yards of fill is required for this site.

The design of the development minimizes the area where existing vegetation is to be removed. The site is mostly already cleared.

C. 6.3 Fiscal Impact Assessment:

The proposed use consists of warehouse space. This use requires very little Town services. Trash is collected by private contractors and disposed of. The maintenance of driveway including snow removal within the complex are the responsibility of the owner. The proposed warehouse buildings are expected to use approximately 315 additional gallons per day of Town water. This will be paid by the owner based on water meter readings.

D. 6.4 Community Impact Assessment:

The proposed development expand the existing use and operation at the site. No significant impacts to the neighborhood, historic/archeological resources are anticipated.

The site currently utilizes town water. Approximately 315 gpd is expected to be used for the expansion of the development. A septic system for the expansion is proposed. No impacts to schools is expected with the existing/proposed use. Police protection, libraries, parks and recreation will not be impacted due to the expansion of the use.

E. 6.4 Community Impact Standards:

The design elements will be compatible with the character and scale of neighboring properties and structures since this an expansion of the current use.

The design of the development shall minimize the visibility of visually degrading elements since this is an expansion of the current use and will be increasing work performed inside garages.

The design of this development shall be consistent or compatible with existing local plans (if any), including plan elements adopted by the Planning Board, Conservation Commission, and other Town bodies having jurisdiction. The proposed development is an expansion of the existing use and will have the same consistency and compatibility as the current site.

The location and configuration of proposed structures, parking areas, and open space shall be designed as to minimize any adverse impacts on temperature levels or wind

velocities on the site or adjoining sites. The portion of the site being developed is currently cleared and used for boat storage. There should be no change in temperature levels or wind velocities from the design of this site.

Outdoor lighting is provided with a photometric plan to demonstrate that no spillover of light on neighboring properties will occur from the proposed design.

F. 6.7 Traffic Impact Assessment:

We hereby request the Board waive the some requirements of the Traffic Impact Statement in favor of the abbreviated information following.

The traffic generated by the three 7,000 s.f. buildings is minimal due to the 42 additional employees. Based on the trip generation, attached, the site is estimated to have an average vehicle trip end per week day of 85 trips, 50% entering and 50% exiting based on a total of 42 employees for the site. The projected peak hour for the completed site is estimated at 141 trips per hour.