



GRADY CONSULTING, L.L.C.

Civil Engineers ♦ Land Surveyors ♦ Landscape Architects

June 19, 2019

Planning Board
Town Hall
Pembroke, MA 02359

RE: 345 Oak Street (Assessors Lot F15-38) – Site Plan
Applicant: Champion Builders Inc

Dear Board Members:

On behalf of the applicant we hereby submit this supplemental information to accompany a previously submitted Application for Site Plan Approval for the above referenced property.

Development Impact Statement

This Development Impact Statement has been prepared in accordance with Planning Board Rules & Regulations Governing the Issuance of Site Plan Approval, Section VI – Development Impact Statement.

- 6.0 A Development Impact Statement is required for projects with the following characteristics:
- ♦ multi-family residential projects, consisting of five (5) or more units, or containing three or more acres of land;
 - ♦ commercial and industrial projects consisting of five thousand (5,000) or more square feet of floor area or three or more acres of land area;
 - ♦ All projects which generate more than two hundred fifty vehicle trips per day.

The proposed project involves demolition of an existing split-level building which has been primarily used for office space since 1966 and replaced with a new office building which the applicant will occupy with their construction business Champion Builders Inc. The proposed building is sixty (60) feet wide x forty (40) feet deep x two (2) stories for a total floor area of four thousand eight hundred (4,800) square feet and a twenty-four (24) feet x sixty-five (65) feet accessory garage.

It is our opinion that the Development Impact Statement is not required for this project in accordance with Section 6.0 above. Despite our opinion that the Development Impact Statement is not required per the regulations, we are providing the following responses in accordance with Section 6.

6.1.1 The site has been used for many years as an office. Frontage and access are provided by a looped driveway system and two connections with Oak Street. The site is bordered by Route 3 southbound ramp to the rear, Tomasi Nursery to the right and Dunkin Donuts to the left. Topography is moderate ranging between elevation ninety (90) at the street to one hundred (100) to the rear. Soils consist of compact glacial till with a purged water table as depicted in the soil logs for the site. A percolation rate of twenty (20) minutes per inch was obtained for septic system design. No wetlands are present on or within one hundred feet of the site. Stormwater runoff from the existing site is collected in two drop inlets between the site and Oak Street.

6.1.2 Description of proposed measures for mitigation of any potential adverse impacts on the natural environment.

- The site is located in a commercial area and is zoned Business B.
- The site has been designed with suitable access and egress for the proposed use with twenty-four (24) foot wide access driveways and thirty (30) foot radius curbing at the entrance connection with Oak Street. Suitable parking has been provided with ten (10) foot wide x twenty (20) foot long parking spaces and twenty-four (24) foot wide access aisles.
- Vegetated buffers are provided along all property lines that are greater than existing buffers on adjacent commercial properties.
- Stormwater runoff will be collected with deep sump gasoline trap catch basins, directed to sediment traps, stored in a subsurface detention system and released slowly to existing drop inlets so that post-development runoff will be less than pre-development runoff. Due to the purged water table on site it was not practical to provide an infiltration component to the stormwater system.
- Sewage will be directed to a septic tank, pump chamber and leaching system designed in accordance with Title 5 and Pembroke Supplemental Regulations to Title 5. The system has been approved by the Board of Health.
- The proposed building will be connected to the municipal water system.
- Erosion and sedimentation control will be provided during construction.

6.2.1 No significant emission of noise, dust, fumes noxious gases, radiation, or water pollutants or any other similar significant adverse environmental impact(s) are proposed or anticipated for the continued use of this property as an office by the new owner.

6.2.2 The proposed development will not increase the potential for erosion, flooding or sedimentation, either on-site or on neighboring properties; and will not increase the pre v. post rates of runoff from the site.

6.2.3 The site has been designed to minimize the destruction of natural features. As the site is previously disturbed and located in a commercial area with other businesses, there are no unique natural features. Buffers have been provided along property lines.

6.2.4 The design of the development minimizes earth removal. Topography of the site will be similar to existing topography. No cuts of more than four (4) feet are proposed.

6.2.5 The design of the development will minimize the area over which existing vegetation will be removed. Vegetated buffers will be maintained and additional trees will be planted as depicted on the Landscape Plan.

6.3.1 No increased demands for public services and infrastructure is anticipated for the continued use of this site as an office including police and fire protection, highway, water, sewer, solid waste disposal facilities, educational services, recreation facility impact, or health services.

6.3.2 We anticipate the following projected benefits.

- The current assessment of the property will likely increase from a current value of \$414,800 to approximately \$800,000 which at the current tax rate of \$14.60 per thousand would increase tax revenue by approximately \$5,624 per year.
- Employment of approximately thirty people during construction and office space for approximately ten to fifteen employees upon completion.
- Excise tax on vehicles.
- Personal property taxes on office equipment.

6.3.3 We do not anticipate any impacts of the proposed development on the values of adjoining properties, although there could be a slight increase on values.

6.3.4 We request the Board waive this section for projected revenues and costs resulting from the proposed development since this is an upgrade of an existing use.

6.4.2 We request the Board waive this section for projected positive net fiscal flow for first five years after design year of occupancy since this is an upgrade of an existing use.

6.5.1 The new structures are located in approximately the same location as the existing structure. This is a similar character as nearby pre-existing structures, smaller than many nearby structures, setback similar to nearby structures, more open space and greater vegetated buffers.

6.5.2 There is no historic impact for the applicant to raze the existing 1966 split level and construct a two-story office building.

6.5.3 There are no impacts on the water system, sewage system, the school system, fire protection, police protection, libraries, and parks and recreation facilities.

6.6.1 The design elements will be compatible with the character of neighboring properties and structures but the scale will be less than many neighboring properties and structures.

6.6.2 The design of the development minimizes the visibility of visually degrading elements such as trash collectors, no loading dock is proposed.

6.6.3 The design of development is consistent and compatible with existing local plans (if any), including plan elements adopted by the Planning Board, Conservation Commission, and other Town bodies having such jurisdiction.

6.6.4 The location and configuration of proposed structures, parking areas and open space will minimize any adverse impact on temperature levels or wind velocities on the site or adjoining properties.

6.6.5 Outdoor lighting, including lighting on the exterior of the building or lighting in parking areas, has been arranged to minimize glare and light spillover to neighboring properties.

6.7.1 We are familiar with the applicant's operation, data and estimations provided are based on observations of the applicant's operation. Champion Builders Inc was located down the street from this site until a few years ago when they moved across the street from our office.

6.7.2 We request the Board waive the requirement to provide existing traffic conditions. Oak Street is a State Highway Layout maintained by the Town of Pembroke.

6.7.3 We request the Board waive the requirement for a detailed traffic study due to the low intensity of use for this relatively small office building. We anticipate approximately thirty vehicle trips end per day and approximately two vehicle trip ends per day for delivery type vehicles (trucks) such as UPS or Fedex.

6.7.4 We request the Board waive the requirement for a detailed traffic study due to the low intensity of use for this relatively small office building. Adequate sight lines are provided with twenty-four (24) foot wide entrances and thirty (30) radius curbs at the site entrance. No impact is anticipated to peak hour or daily traffic in relation to the existing volume of traffic on Oak Street.

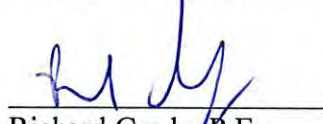
6.7.5 No mitigation is needed for the low traffic impact anticipated from the proposed development.

6.8. We request the Board waive the requirement for this section due to the low intensity of use for this relatively small office building.

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

Sincerely,

GRADY CONSULTING, L.L.C.

A handwritten signature in blue ink, appearing to read 'R. Grady', is written over a horizontal line.

Richard Grady, P.E.
Principal Engineer

Cc: Champion Builders Inc
P.O. Box 1414
Duxbury, MA 02331-1414

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