



GRADY CONSULTING, L.L.C.

Civil Engineers ♦ Land Surveyors ♦ Landscape Architects

January 9, 2020

Pembroke Planning Board
Town Hall
Pembroke, MA 02359



RE: Definitive Subdivision Plan – Old Cart Path Lane Ext. (#70 Old Cart Path Lane)
Applicant – Stephen Saia

Dear Board Members:

On behalf of the applicant, Grady Consulting, LLC hereby submits this application for Definitive Subdivision Plan approval at the above referenced location. The applicant is proposing a four-lot subdivision at the existing property located at #70 Old Cart Path Lane. The project consists of constructing a 459' long roadway with a cul-de-sac turnaround creating three new house lots and retaining the existing house #70 Old Cart Path Lane.

Enclosed please find the following:

1. 6 full size (24"x36") and 4 (11"x17") sets of the Definitive Subdivision Plan
2. (2) Cut & Fill Plans
3. (2) Applications Form C – Application for Approval of a Definitive Plan
4. Certified List of Abutters (within 300')
5. Check for Filing Fee (\$1500 + \$650/lot) = \$4,100 payable to Town of Pembroke
6. Check for \$4,000 deposit for design review payable to Town of Pembroke
7. 3 copies of Drainage Calculations

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

Sincerely,

GRADY CONSULTING, L.L.C.

Paul Seaberg
Project Manager

cc: Town Clerk (1 copy of plans & applications)
Board of Health (1 copy of plan)
Stephen Saia (1 copy of plans & applications)