

#SP3-23

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TOWN OF PEMBROKE
APPLICATION FOR SITE PLAN APPROVAL100 CENTER STREET
PEMBROKE, MA 02359

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: 330 Old Oak Street, LLC / Michael Juliano JEI VenturesAddress: 289 St. George Street - Duxbury, MA 02332Telephone: 781-934-7700 E-Mail: mike@jeiventures.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: 330 Old Oak Street, LLC / Michael Juliano JEI VenturesAddress: 289 St. George Street - Duxbury, MA 02332Telephone: 781-934-7700 E-Mail: mike@jeiventures.comProperty Address: 330 Old Oak StreetAssessors Map(s) and lot(s) number: G15-3 Business District B
Zoning District: Adult Use Overlay

Explain current use of property, attach additional information if needed: 13 Self storage buildings and one (1) - 3,000 SF multi-family apartment building.

Explain proposed use of property, attach additional information if needed: The existing multi-family apartment is to be razed and replaced with a one-story 4,000 square-foot self storage unit with an office.

	<u>By-law Requirement</u>	<u>Existing Condition</u>	<u>Proposed Condition</u>
Site Size (Sq. ft.)	40,000 (35,000)*	3.24 acres	No Change
Structure Coverage	35%	31.97%	32.65%
Frontage	150 FT	210.79 FT	No Change
Sidyard Setbacks	25 FT	29.51 FT	25 FT
Rearyard Setbacks	20 FT	>20 FT	>20 FT
Sideline Buffers (ft.)	40% of required setback	32.5 FT	25 FT
Rearline Buffer	40% of required setback		
Frontline Buffer	40% of required setback	22 FT	40.1 FT
Parking Spaces (No)	5	10	6

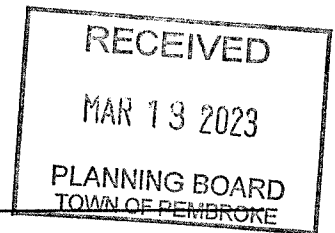
Anticipated Traffic: (Vehicle number per day)

Trucks: No Autos: No Employee Autos: No
Change Change Change



**MCKENZIE
ENGINEERING GROUP**

Professional Civil Engineering • Professional Land Surveying • Land Planning



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www.mckeng.com

March 1, 2023

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

Attention: Matthew Heins, Planning Board Assistant

**RE: 330 Old Oak Street, Pembroke, Massachusetts
Site Plan Application
Assessors Map G15-3
Applicant: 330 Old Oak Street, LLC**

Dear Planning Board Members,

On behalf of the applicant 330 Old Oak Street, LLC, McKenzie Engineering Group, Inc. (MEG) is pleased to submit in accordance with Section V.7. of the Pembroke Zoning Bylaws (Site Plan Approval) the following submittals for the above-referenced project:

- Two (2) copies of Town of Pembroke Application for Site Plan Approval.
- Four (4) full-size 24"x36" and nine (9) 11"x17" copies of the plan set entitled "Site Re-Development (Assessors Parcel G15-3), 330 Old Oak Street, Pembroke, Massachusetts", prepared by McKenzie Engineering Group, Inc. dated March 1, 2023.
- Nine (9) 11"x17" copies of the Architectural Drawings prepared by Dean Associates, dated February 10, 2023.
- Assessors Certified List of Abutters, Town of Pembroke and Town of Marshfield.

A check payable to the Town of Pembroke for \$1,000 for the application fee and for \$100 for the administrative review fee will be mailed under separate cover.

Project Summary

The project applicant, 330 Old Oak Street, LLC, proposes to raze the existing multi-family apartment at 330 Old Oak Street, replace it with a one-story 4,000 square-foot self-storage unit with an office, and construct a 20-foot-wide asphalt drive, a septic system, utilities, grading, and landscaping. The project will access the utility infrastructure located within Old Oak Street and the existing access drive for gas and water. Overhead wires will provide electricity, telephone, and cable from an existing pole located on Old Oak Street.

The site is located within the Town of Pembroke Business District B Zoning District, and the Adult Use Overlay District. It abuts the Town of Marshfield to the north, and is surrounded by commercial properties to the east and south and vacant land to the north.

Requested Waivers

On behalf of our client, 330 Old Oak Street, LLC, we request waivers from the following sections of the Pembroke Planning Board Rules and Regulations Governing the Issuance of Site Plan Approval:

Section IV. Site Plan Content

4.7 Requirement of a Landscaping Plan.

In lieu of the requirement of a Landscaping Plan, the project proponent has agreed to provide a landscaped buffer along the front of the building facing Old Oak Street, which substantially improves the landscape buffer.

4.21 Requirement of a Photometric Plan.

In lieu of addressing the requirement of a Photometric Plan, the project proponent proposes wall pack lighting, providing adequate site lighting.

4.22 Requirement of a Traffic Impact Study.

The proponent requests a waiver of this requirement as a storage unit will generate fewer daily trips than the existing two-family apartment.

Section V. Requirements

5.1 Requirement of Site Landscaping.

In lieu of the requirement of a Landscaping Plan, the project proponent has agreed to provide a landscaped buffer along the front of the building facing Old Oak Street, which substantially improves the landscape buffer.

5.2 Requirement of Site Lighting.

Instead of addressing each specific requirement under Section 5.2, the applicant proposes wall pack lighting, providing adequate site lighting.

5.3 Drainage

The applicant requests a waiver of this requirement as there is a negligible (390 square foot) increase in impervious areas, which will not increase post-runoff rates.

We thank the Planning Board for consideration of the above-requested waivers.

Should you have any questions about the contents of this submittal package or require any additional information, please do not hesitate to contact our office.

Very truly yours,

MCKENZIE ENGINEERING GROUP, INC.



Susan B. Spratt, P.E.
Project Manager

CC: 330 Old Oak Street, LLC
Pembroke Town Clerk