



Town of Pembroke  
Planning Board  
100 Center Street  
Pembroke, Ma 02359

1.25.2023

Attn: Mathew Heins

Re: Planning Board Application – Retail Self Storage, 108 Old Church Street

From: David Fulton, Principal, SDG Development, LLC

Via: Hand Delivery & Email

Mr. Heins:

SDG Development, LLC (SDG), is proposing a 104,200 square foot, 4-story climate-controlled retail self-storage facility at 108 Old Church Street, a private road owned by RK Centers. The site is a 1.98-acre parcel that will be subdivided from parcel F-15-2 which is a 19.213-acre property currently occupied by a Lowe's Home Center. The subdivision will be done through a Form A approval through the Planning Board in conjunction with the Site Plan Review Process. The property has a wetland on the West side of the site abutting the land occupied by Lowe's. This wetland has been determined to be an area subject to flooding and not a vegetated wetland by the Pembroke Conservation Commission through a negative RDA approval on 1/9/2023. In addition, on January 23, 2023, the Pembroke Zoning Board of Appeals approved the Self-Storage Use and Variances, which are in line with the enclosed Application for Site Plan Approval site and building plans.

The proposed retail self-storage facility will have a retail office for rental activity as well as accessory sales of packing materials. The office will be accessible from the front parking area and have staffed general hours of operation of 8am to 6pm Monday through Saturday. The facility will also have a loading area facing Old Church Street that will be serviced by an automatic sliding door and a canopy overhang. Loading in this area is at grade and will not be serviced by a loading dock. The interior of the loading area will be serviced by two heavy duty elevators to service the upper floors. On the East side of the facility there will be 9 storage units accessible from exterior roll-up doors, the balance of the 780 storage units will be accessible from the interior only. The interior and exterior of the facility will have security cameras and a fully integrated access control system.

The front parking lot will be fenced in with a decorative steel fence and will have sliding gates to control access to the facility. The gates will be open during the office hours and will be closed but accessible by the key code access gate controller for tenants, under lease, 24 hours. This area has two curb cuts, which provide operational ingress and egress points for customer and life safety vehicles. The anticipated nominal traffic generated by this facility is described in the referenced traffic impact report enclosed.

The facility will be serviced by town water and private sewer. The private sewer is part of the Private Water Treatment Facility on the Lowe's property. As an alternate the applicant has scheduled perk testing to see if a private septic system is feasible on the subdivided property. SDG is investigating adding rooftop Solar, as well.

The applicant also proposes a two-bedroom apartment as an accessory use incorporated in the facility. This two-bedroom apartment will be for the use of an on-site manager and will not be leased to an unrelated party. SDG requests the Planning Boards approval for the accessory use within the proposed Storage facility.

SDG believes this development is a low impact use and amenity within an existing robust shopping center. The Storage use will provide space options supporting residential residents to downsize, move or improve existing homes and home offices. In addition, Storage supports local existing business and startup businesses with smaller month to month rental space needs compared to long term lease warehouse or retail space. The Storage use will be compatible to the existing RK Center, community commercial uses and customer base. SDG does expect any impacts to the neighborhood, community, or Town services from the proposed development, while providing positive real estate tax revenues.

We look forward to working cooperatively with you, the Town Boards, Town Departments, and neighbors to make this project a mutual success.

Greatly appreciated,

A handwritten signature in blue ink, appearing to read 'D-F', is positioned above the printed name.

Dave Fulton, Principal

SDG Development, LLC, PO Box 192, Cohasset, Ma 02025