



Development Impact Statement



**SDG/Extra Space Storage: Retail Self Storage
108 Old Church Street, Pembroke, MA**

January 24, 2023

Introduction

This Development Impact Statement has been prepared in accordance with the requirements of Section VI of the Town of Pembroke Planning Board Rules and Regulations Governing the Issuance of Site Plan Approval. Per the regulations, the purpose is to assess the impacts of the proposed Retail Self Storage Development project on the four subject areas enumerated within the Site Plan Approval Regulations.

Project Summary

The Applicant, SDG Development, LLC (SDG), proposes a 104,200 square foot, 4-story climate-controlled self-storage facility. 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 frontage on Old Church Street which is a private way and is proposed to be serviced by three driveways. 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. The proposed 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. In addition, the fully climate-controlled facility will have a fire sprinkler suppression system. 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.

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. The anticipated traffic generated by this facility is described in the referenced traffic impact report below.

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 schedule perk testing to see if a private septic system is feasibly on the subdivided property.

Environmental Impact Assessment – Bohler Engineering

The existing site, located at 108 Old Church Street, is undeveloped and is currently comprised of grass and wooded areas. The site is also comprised of an isolated vegetated wetland area that was deemed non-jurisdictional per the Determination of Applicability issued by the Pembroke Conservation Commission on January 5, 2023. The entirety of the site slopes east to west towards the isolated vegetated wetland area and on-site slopes range from approximately 3% - 50%. There are currently no scenic and/or historical features, trails or open space links within the project area.

The proposed development has been designed to include a stormwater mitigation system to collect, treat, and attenuate stormwater runoff and to satisfy all local and state stormwater standards and requirements, including the decrease of runoff rates from the existing condition to the proposed condition. In the existing condition, all stormwater within the project area flows overland to the existing isolated vegetated wetland. The existing drainage patterns will be maintained to the maximum extent practicable in the proposed condition. On site septic will be accommodated within the existing private Waste Water Treatment Plant that services the existing RK Plaza uses or a Title V system on the subject parcel.

The proposed development has been designed to limit the required clearing of vegetation to the maximum extent practicable as well as not propose any work within the isolated vegetated wetland. The proposed development does not anticipate the creation of any significant emissions of noise, dust, fumes, noxious gas, radiation, water pollutants, or any other similar significant adverse environmental impacts. The proposed development has also been designed to limit the amount of required earth movement, including large cuts and fills, to the maximum extent practicable.

Fiscal Impact Assessment

The following information summarizes the anticipated fiscal and economic impacts, of the proposed Retail Self Storage Development Project, based on information available at filing. Overall, the fiscal impact of the Project is anticipated to be a net positive annual benefit of approximately \$100,000 to the Town, with limited or no impact to Town resources and services.

Property Taxes

Real Estate Tax	Value (est)	Notes
Land	\$317,000	1.98 acres of 19.23 acres existing Lowes lot at 2022 \$3.08M assessment
Building	\$6,252,000	SDG Building Cost estimate
Total	\$6,570,000	
RE Tax /per annum	\$93,000	Est. @ \$14.15 per \$1000 (rounded)
5 year estimate	\$500,000	Est. (Rounded)

Estimated Yearly Project Revenues Based on the above, the proposed Retail Self Storage Development Project is estimated to generate \$93,000 in local annual revenues from property taxes. In addition, one-time payment revenue will also be realized as part of the development, as detailed below.

Building Permit Fees The Building Department charges \$15 per \$1,000 of construction costs. It is conservatively estimated that the proposed Project will involve approximately \$6,252,000 in building construction costs, generating approximately \$93,780 in building permit fee income.

Municipal Service Costs In order to calculate the potential local municipal service costs (schools, police, fire, water, sewer & other services) associated with the proposed Retail Self Storage Development Project, SDG estimates, based on prior experience, there will be no net additional costs to the Town of Pembroke.

Fiscal Summary Based on the foregoing, the proposed Project is estimated to generate \$93,000 in annual tax revenue.

Community Impact Assessment

The proposed Retail Self Storage 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 start up 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.

Traffic Impact Assessment – Vanasse Hangen Brustlin, Inc

Vanasse Hangen Brustlin, Inc. (VHB) has evaluated the potential traffic impacts associated with a self-storage facility to be located at 108 Old Church Street in Pembroke, Massachusetts (the “Site”). The development proposal for the Site involves the construction of a new 104,200 square foot (sf) self-storage facility (the “Project”) to be constructed two existing lots totaling 1.98 acres within the overall 19.26-acre property and is being undertaken by SDG Development, LLC (“SDG”).

VHB Conclusion

VHB has conducted a transportation evaluation to determine the potential traffic generation and parking demand associated with the Project. Both were evaluated considering standard ITE data, existing counts and observations of the Site, and trip generation and parking demand data compiled from prior studies of other self-storage facilities. This analysis indicates that the addition of the proposed 104,200 sf/780-unit self-storage building will result in negligible additional traffic. Specifically, during the weekday morning, weekday evening, and Saturday midday peak hours a total of 10, 16, and 21 vehicle trips are anticipated. This results in a maximum of only one additional vehicle travelling on a low-volume segment of Old Church Street every three minutes under peak period conditions. Likewise, the proposed 11-space parking supply serving the Site will satisfy the requirements of the Pembroke Zoning Bylaws as well as the anticipated actual demand. The Project also will include a single two-bedroom apartment unit within the building for the on-site manager. This use will generate negligible traffic as this person will not need to drive to and from work, and only a single designated parking space will be required. Additional overflow parking will be available on Old Church Street if needed (which is not anticipated) in the form of the currently underutilized parallel parking spaces.

VHB also conducted a sight distance evaluation of the existing Site driveways. This analysis indicates that adequate sight lines are available in both directions on Old Church Street looking to and from each driveway to allow for safe and efficient access and egress.

A copy of the full VHB Traffic Impact Assessment has been provided as part of the Planning Board submission.