

Environmental Impact Assessment

Proposed Self-Storage Facility

108 Old Church Street, Pembroke, MA 02359

January 25, 2023

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.

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.