



Town of Pembroke
Zoning Board of Appeals
100 Center Street
Pembroke, Ma 02359

1.26.2023

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:

Enclosed you will find the following Application for Site Plan Approval materials submitted for, and respectfully requesting to be added to, the Planning Board hearing agenda on Monday February 13, 2023.

1. Town of Pembroke Application for Site Plan Approval (2 hard copies & PDF)
2. Owner Authorization letter. (1 hard copy & PDF) Note RK Centers owners' entities are R.K. Rainbow, LLC and RK LHC, LLC is the related entity that owns the subject parcel.
3. Memorandum prepared by SDG Development, LLC providing an overview of the project, permit approvals to date and rational for the proposed project.(1 hard copy and PDF)
4. Town of Pembroke Application Fee Checks as follows:
 - a. Filing Fee: \$1,000
 - b. Administrative Fee: \$10,400
 - c. Deposit for Engineering Review: \$6,000

5. Engineering Drawings, prepared by Bohler (4 sets 24"x36" and 9 sets 11" x 17" & PDF)
6. Architectural Drawings, prepared by BL Companies (9 sets 11" x 17" & PDF)
7. Stormwater calculations, prepared by Bohler (3 copies & PDF)
8. Development Impact Statement, (3 copies & PDF)
9. Traffic Impact Study, prepared by VHB (3 copies & PDF)
10. Abutter Envelopes, per Certified Abutters list received from the Town Assessors office on 12.21.2022.

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

Please review the enclosed materials and feel free to contact me with any questions or clarifications.

Greatly appreciated,



Dave Fulton, Principal
SDG Development, LLC, PO Box 192, Cohasset, Ma 02025