



August 10, 2020

Planning Board
c/o Town Clerk – Town Hall
#100 Center Street
Pembroke, MA 02359

RE: Site Plan Review
#187 Wampatuck Street – Assessors Map B8 Lot 72
Applicant – Edwin J. Thorne
Town of Pembroke Administrator/Interim Town Manager

Dear Planning Board:

On behalf of the applicant, we hereby submit this plan for Site Plan Approval containing three Variance approval requests at the above referenced address. The applicant requests approval of a Variance from Section IV.1.D.1. to allow work on an undersized lot, from Section IV.1.D.2 to reduce the front yard requirement from 25 feet to 5.8 feet, and from Section IV.8.E.5 to allow up to 50% of impervious coverage. Enclosed please find the following:

1. Fourteen (14) copies of the Site Plan (1 original 24" x 36", 13 – 24" x 36" copies) dated June 21, 2019 with a latest revision date of August 10, 2020.
2. U.S.G.S. map at a scale of 1"=200'.
3. Project Description.
4. List of Site Plan Waiver Requests.

If you have any questions please do not hesitate to call.

Sincerely,

GRADY CONSULTING, L.L.C.

Nicholas C. Leing
Nicholas C. Leing
Project Designer

Enc. Cc: Edwin J. Thorne
Town of Pembroke Administrator / Interim Manager
100 Center Street
Pembroke, MA 02359

J:\2019\19-051\Planning Board\Site Plan Review Cover Letter.doc

71 Evergreen Street, Suite 1 ♦ Kingston, MA 02364 ♦ Tel (781) 585-2300 ♦ Fax (781) 585-2378



GRADY CONSULTING, L.L.C.

◆ Civil Engineers Land Surveyors & Landscape Architects ◆



PROJECT DESCRIPTION

The Town of Pembroke is proposing site improvements to their town landing at #187 Wampatuck Street. The improvements, in general, are to create ADA compliant access to amenities related to the town landing.

There are currently two parking areas on the premises. There is a northerly parking lot, and there are parking spaces along Wampatuck Street to the East. Along Wampatuck Street three (3) parking lot spaces are to be modified. Two (2) of them will become accessible parking spaces, one (1) of which will be a van accessible space, with the required signs and markings. The third, the middle of the three (3) spaces, is to become an access aisle. The access aisle aforementioned shall lead to an ADA compliant concrete ramp with handrails. Said ramp will create ADA compliant access from the street side parking area to the amenities. The northerly parking lot currently contains one marked accessible parking space with an accompanying aisle. A parking space sign is to be added to the space.

Adjacent to the aforementioned parking space is the existing guard house. Said guard house is to be demolished, and a new ADA compliant guard house to be constructed in a very similar location and orientation. A short retaining wall is to be constructed on the north side of the new guard house to allow easy access into the North side of the new structure, and to alleviate grading/repaving of the parking lot. Access to the amenities from the parking lot will be along a poured in place rubber surface. Said surface will stretch from the edge of the parking lot pavement to the current extent of the mulch/wood chips surrounding the playground; more or less. (See plan) An ADA compliant ramp with handrails completes the grade transition from the parking lot to the amenities.

Bathrooms, a locker room, a snack bar, and an infirmary are to be supplied on site in the guard house. Male/female bathrooms will be made accessible on the South side of the structure with ADA compliant door buttons mounted on pony walls. The locker room will be in the guard house's Southwest corner. The new guard house will be connected to the existing 2500 gallon tight tank. Picnic tables and a playground exist on site and are intended to remain available. A beach mat is proposed to connect the poured in place rubber to the southerly float dock by means of an ADA compliant aluminum gangway by EZ Dock. EZ Dock has previously supplied the site with three (3) float docks. The existing float dock is to be made ADA compliant via railings and edge detection. A secondary float dock is proposed to be added to allow simultaneous access for multiple parties.

LIST OF SITE PLAN WAIVER REQUESTS

§4.15 - DEVELOPMENT IMPACT STATEMENT

§4.2 - DRIVEWAYS AND CURB-CUTS WITHIN 300 FEET

§4.4 - ZONING DISTRICT BOUNDARY LINES AND OTHER FEATURES WITHIN 200 FEET

§4.20 - HEIGHT, SIZE, AND LIGHTING OF EXISTING AND PROPOSED SIGNS

§4.21 - PHOTOMETRIC PLAN

§4.22 - TRAFFIC IMPACT STUDY

§4.7 - LANDSCAPING PLAN

§5.1.2 - THREE (3) FOOT WIDE LANDSCAPING STRIP ALONG NON-RESIDENTIAL FOUNDATION WALLS

§5.1.5 - TREES AND LANDSCAPING WITHIN PARKING AREAS

§5.1.6 - BUFFER STRIP ALONG RESIDENTIAL PROPERTIES

§5.2 - SITE LIGHTING

§5.4 - PARKING AND LOADING

§5.5 - SERVICE FACILITIES SCREENING

§5.6 - CONSTRUCTION

§5.7 - ACCESS CONNECTIONS

§6.0 - DEVELOPMENT IMPACT STATEMENT