



PEMBROKE PLANNING BOARD MINUTES

MONDAY, JULY 12, 2021

BOARD MEMBERS PRESENT: Daniel Taylor (Chairman), Andrew Wandell (Vice-Chairman), Alysha Siciliano-Perry (Clerk), Stephan Roundtree, and Heather Tremblay.

BOARD MEMBERS ABSENT: James Noone and Daniel Smith, Jr.

OTHERS PRESENT: Matthew Heins (Planning Board Assistant), Peter Palmieri, Michael Giaimo, Brian Ross, Kostandin Butka, Martin Lavin, Kevin Grady, Jeffrey De Lisi, Donald Nagle, James Smith, Matthew Johnson, Valerie Johnson, Elaine Hendrix, John Naples, E. Naples, Paula Holland, Barry Holland, Cheryl Turner, Adam Dipetta, Mark Venistes, Robert DeMarzo, John Cannon, Thomas Kelly, Louise Bisschop, Kurt Maddy, Diane Maddy, Grace Moynihan, Richard Praetsch, Jeri Praetsch, David Shea, Michael Cohen, Lillian Sullivan, Mia Liani, Daniel Robinson, Dana Altobello, Bill Pappastratis, Deborah Griffin, Kristin McKay, and others.

OPENING THE MEETING

Chairman Daniel Taylor opened the meeting by reading the Chairman's statement.

PUBLIC HEARING FOR PROPOSED SITE PLAN #SP5-20 CELL TOWER AT 85 WASHINGTON STREET

Mr. Taylor reopened the public hearing (continued from January 11, 2021, February 1, 2021, March 1, 2021, April 12, 2021, May 10, 2021, and June 14, 2021) for proposed Site Plan #SP5-20 Cell Tower at 85 Washington Street, being the application of Cellco Partnership d/b/a Verizon Wireless, 118 Flanders Road, 3rd Floor, Westborough, MA 01581, requesting Site Plan approval under the Zoning Bylaws of the Town of Pembroke Section V.7. (Site Plan Approval). The applicant proposes (as per the description in the original application) to construct a cell phone tower ("personal wireless service facility") of a monopole design with a height of about 120 feet, with some additional equipment on the ground and enclosed within a 50-foot by 50-foot fenced area. The tower would be in the rear of the property, and a gravel drive would be constructed to provide access to it. The existing building, access drive and parking area on the property would remain. The property is located in Business District B, Residence District A, and the Historic Overlay District, at 85 Washington Street, Pembroke, MA 02359, as shown on Assessors' Map D14 Lot 38.

Michael Giaimo, the attorney representing the project, was present. Others present on behalf of the project in various capacities were Brian Ross, Kostandin Butka, and Martin Lavin.

Peter Palmieri (of Merrill Engineers and Land Surveyors), the board's peer review engineer for the project, was also present.

Mr. Giaimo explained that the plans had been revised in two ways: the tower's height was reduced by ten feet, and the tower no longer had external antennas with the antennas now being inside the pole.

Kostandin Butka, an engineer with the project, went over the new drawings. He noted the tower's height had been reduced from 120 feet to 110 feet.

Mr. Giaimo said they had re-applied to the Historic Commission (which previously denied the project) and he expected they would set a date for the new public hearing soon.

Mr. Palmieri said that several of his previous comments had been satisfactorily addressed. He noted that stormwater calculations had been prepared, and he advised that soil testing be done. He said that no landscape plan had been submitted. He explained that he was still waiting for information about the noise generated by the diesel generator and about spill prevention.

Mr. Wandell noted a waiver was requested for the landscape plan. Ms. Tremblay asked whether the trees being removed would be replanted and/or replaced, and this was confirmed.

Mr. Palmieri noted the question of whether the cell tower was an allowed use, or could qualify as an accessory use. Mr. Giaimo said they had proposed this project through site plan review as the most practical solution, given that federal law states cell towers cannot be entirely prohibited.

It was agreed to continue the hearing to a date after the Historic Commission holds its first hearing. The board and Mr. Heins discussed the situation, and decided to continue the hearing to July 26 and at that time to immediately continue it to a date to be determined.

Mr. Wandell made a motion to continue the public hearing to July 26 at 7:00 pm, Ms. Tremblay seconded the motion, and the board voted unanimously in favor.

REVIEW OF ROUTINE ADMINISTRATIVE MATTERS

Ms. Siciliano-Perry made a motion to accept the minutes for June 28, 2021, Mr. Roundtree seconded the motion, and the board voted unanimously in favor.

It was agreed to do the reorganization of the board on July 26.

As there were 20 minutes until the scheduled public hearing for the site plan at 715 Washington Street, the board agreed to take a brief recess until then.

The board meeting went into a recess for about 20 minutes. Upon returning from recess, the public hearing for the 715 Washington Street project began.

PUBLIC HEARING FOR PROPOSED SITE PLAN #SP1-21 AT 715 WASHINGTON STREET

Mr. Taylor reopened the public hearing (continued from March 22, 2021, April 12, 2021, May 10, 2021, May 24, 2021, June 14, 2021, and June 28, 2021) for the application of George Thibeault, 599 Summer Street, Marshfield, MA 02050, requesting Site Plan approval under the Zoning Bylaws of the Town of Pembroke Section V.7. (Site Plan Approval). The applicant proposes (as per the description in the original application) to construct a two-story building with a 5,000-square-foot footprint consisting of lumber fabrication on the first floor and offices on the second floor, a small kiln building, a furnace, and parking areas, along with outdoor storage and work areas. The project would be a light industrial use related to lumber and/or wood products. The property is located in the

Residential-Commercial District, at 715 Washington Street, Pembroke, MA 02359, as shown on Assessors' Map F9, Lot 24. A copy of the application is available in the Office of the Planning Board.

Attorney Jeffrey De Lisi, representing the applicant, was present, along with Kevin Grady, the engineer for the project.

Mr. Palmieri, the board's peer review engineer for the project, was also present.

Mr. Palmieri explained that most of his previous comments had been addressed in the new design. He noted that a waiver had been requested for the required 50-foot buffer to a residential use. He said that, based on the sound survey and certain assumptions, the machinery would not increase the ambient noise in the area. He added that the correct revision date should be shown on the current drawings.

Mr. Roundtree asked about the sound survey and likely noise, in particular if both machines were operating simultaneously. Mr. Palmieri spoke briefly about this.

Mr. Grady explained that he added a new revision date on the drawings. He talked about how the sound survey was done, and acknowledged that it was done with one machine (not both) running. Mr. De Lisi and Mr. Roundtree discussed the noise and machines further.

Mr. Taylor directed Mr. Heins to enter into the record attorney Nagle's letter, the Gregors' letter, the Quinns' letter, the Naples' letter, Caryn Donnelly's letter, Jacqui DiPina's letter, the Bloms' letter, Cheryl Turner's letter, Josephine Turner's letter, and Carlton Turner's letter. (See Appendix A for copies of all these letters.)

At this time, Mr. Taylor allowed members of the public and others to speak.

Attorney Donald Nagle came before the board, and explained that he represented abutter James Smith. He said that the proposed project, which he referred to as a "sawmill," does not qualify as light industry and thus is not allowed in this zoning district. He said that the applicant is avoiding scrutiny of the proposed operations by not applying for a special permit and by seeking several variances and waivers. He said the property is too small for the proposed use, and would lead to traffic and other problems. He said the project fails to meet the requirements for a commercial-residential zone, especially in relation to its impacts, and quoted from the zoning bylaws. He said the project fails to meet the three impact standards in the bylaw. In addition, he said the project's noise would be excessive, and disputed the sound survey submitted by the project engineer. He expressed concern about the furnace and the kiln. He emphasized the nuisance conditions the project would generate for neighbors.

Robert DeMarzo, a resident who lives about a quarter of a mile from the site, asked what would be done with the scraps of wood created by the project, and asked about noise levels. These issues were discussed.

Grace Moynihan, a resident of High Street, asked if there would be an incinerator in the project. She also stated that a logging operation was briefly run on High Street before the neighbors stopped it. Mr. Grady clarified that a wood-burning furnace, not an incinerator, was being proposed. He described the furnace and kiln in more detail. Ms. Siciliano-Perry discussed the kiln.

A member of the public mentioned the increasing heat of the summers and how this project would augment the heat.

Mr. Nagle noted there would be both a furnace and a kiln, and asked if either of these required an air pollution permit from DEP. Mr. Grady said that he was not aware of that being required, and noted this issue was not salient to the site plan application before the board. Mr. De Lisi added that the building inspector would determine if this was necessary.

John Cannon, a nearby resident, noted the furnace differs from the kiln. Mr. De Lisi explained the furnace would use the wood byproducts generated by the operations to heat the building.

Michael Cohen, a nearby resident, complained about the early hearings having been held remotely through Zoom. He stated that he felt the use was not truly light industrial. It was clarified that two variances were granted.

John Naples, a nearby resident, asked about EPA requirements and highway standards, and Mr. Taylor explained these weren't relevant to this context. Mr. Naples opined that the use qualifies as a sawmill, and any sawmill should be categorized as a heavy industrial use. He noted that the type of trucks likely to be used were also heavy industrial. He expressed his concerns about water quality and noise.

Mr. De Lisi said that this business would not be a typical sawmill or lumbering operation, but that it would focus on specialty high-end lumber, and also creating and selling firewood. He and Mr. Grady discussed this further with Ms. Siciliano-Perry and a member of the public.

Daniel Robinson, a nearby resident, quoted from the zoning bylaws about purposes injurious, noxious or offensive to the neighborhood, and also regarding the definition of light industry. He questioned how the project could fall into the category of light industry.

The board members agreed to close the public hearing.

Mr. Wandell made a motion to close the public hearing, and Ms. Siciliano-Perry seconded the motion. The board voted unanimously in favor.

Ms. Siciliano-Perry asked if the saw would be portable, and Mr. Grady confirmed it would be.

Mr. Wandell said that he was dubious of the project being categorized as a light industrial use, and discussed the issue of what qualifies as a light industrial use. He said that noise is a legitimate concern, but he felt the noise studies that were done were reasonably satisfactory. He re-emphasized his doubt as to the project truly being light industrial.

Mr. Taylor mentioned the possibility of various noises from the project happening at the same time and adding up cumulatively.

Mr. Wandell and Mr. Taylor discussed the hours of operation for the project.

Mr. Roundtree said that businesses tend to change over time, to deal with market demands and other factors. Thus, he explained, there could be more sawing than anticipated, or the cumulative sound could be a problem. He noted that noise and odors could both be problems. He expressed concern about water runoff so close to the brook and the wells on nearby properties.

Mr. Taylor asked about truck access and turning radii, and Mr. Grady and Mr. De Lisi discussed this.

Ms. Tremblay asked about the 5,000 square feet of office space on the second floor of the proposed building. Mr. Grady explained that all this space may not be needed, but given the size of the first floor it made sense (due to economies of scale) to make the second floor the same size.

The board members discussed whether to make a motion regarding denying or approving the proposed project.

Mr. Roundtree made a motion to deny the proposed site plan. He noted his concerns, especially about the business changing over time. Mr. Wandell seconded the motion.

Mr. De Lisi, Mr. Wandell and Mr. Taylor briefly conversed about the option of the board doing a “straw poll,” but that is not the board’s typical procedure.

The motion being on the floor and having been seconded, the board voted. Ms. Siciliano-Perry voted against, Ms. Tremblay voted in favor, Mr. Taylor voted in favor, Mr. Wandell voted in favor, and Mr. Roundtree voted in favor. The motion was passed, i.e., the site plan application was denied.

DISCUSSION ABOUT POSSIBLE 10-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT AT 631 WASHINGTON STREET

Dana Altobello and Bill Pappastratis came before the board to discuss a possible 10-unit multifamily residential development at 631 Washington Street. Mr. Altobello (of Merrill Engineers and Land Surveyors) is the project engineer and Mr. Pappastratis is the potential developer.

Mr. Altobello briefly summarized the project. He explained that the property has frontage on both Washington Street and Old Washington Street, is about 105,870 square feet in size, and currently contains a single-family house. It lies within the Residential-Commercial zoning district.

The project would consist of two five-unit buildings and a parking area with 24 parking spaces. There would be an on-site septic system. Stormwater runoff would be handled within the site. Access would be from Washington Street, with vegetated screening along Old Washington Street.

Mr. Altobello explained that several variances would be necessary for the project: minimum lot size, contiguous lot frontage, front yard setback, side yard setback, and side yard setback from residential use.

Ms. Siciliano-Perry asked several questions about the layout and design, which Mr. Altobello answered.

In reply to a question, Mr. Pappastratis said that none of the units would be classified as affordable, but they would be reasonably priced.

The board members discussed the project, and a few members suggested that given the number of variances needed (and possibly waivers also), the number of units could be reduced.

Mr. Roundtree recommended dividing up the units so that there would be more buildings, but Ms. Siciliano-Perry noted that would be much more expensive.

Some of the board members recommended reducing the number of residential units to eight, and conversation followed.

VOTE TO APPROVE SIGNS FOR “DOGGIE WORKS” BUSINESS OFFERING DOG DAY CARE AND OTHER DOG-RELATED SERVICES AT 125 CENTER STREET

Deborah Griffin and Kristin McKay came before the board to request the board’s approval for proposed signs for their new “Doggie Works” business offering dog day care and other dog-related services at 125 Center Street (on the lower level below the 7-Eleven store). Because the site is in the Center Protection District, the Planning Board’s approval for signs was required in addition to the usual building inspector’s approval.

Ms. Griffin and Ms. McKay described the proposed signs. The board members explained that banners, flags, balloons and sandwich boards are not allowed in the Center Protection District (and perhaps not allowed anywhere in town), though the building inspector might allow temporary signs.

Ms. Griffin and Ms. McKay explained that the business would offer dog day care, dog grooming and dog training (but not overnight dog boarding). They would also offer dog walking services, but that would be from clients’ homes rather than at this location. They hope to open the business by late August.

The board, Ms. Griffin and Ms. McKay talked about the sign colors.

Mr. Wandell made a motion to approve the signs as presented at this time for Doggie Works, offering dog day care and more, at 125 Center Street. Ms. Siciliano-Perry seconded the motion. Mr. Wandell, Mr. Roundtree, Ms. Tremblay and Ms. Siciliano-Perry voted in favor, Mr. Taylor abstained, and the motion passed.

Mr. Roundtree made a motion to adjourn the meeting, Ms. Siciliano-Perry seconded the motion, and the board voted unanimously in favor.

Respectfully submitted,

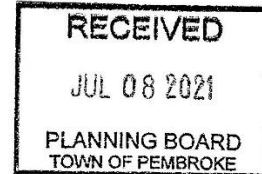
Matthew Heins, Planning Board Assistant

**APPENDIX A: SELECTED LETTERS SUBMITTED JULY 6, 2021, TO JULY 12, 2021, REGARDING
PROPOSED SITE PLAN #SP1-21 AT 715 WASHINGTON STREET**

LAW OFFICE OF DONALD P. NAGLE, PC

207 FRONT STREET
SCITUATE, MASSACHUSETTS 02066
TEL: 781-545-5001 MOBILE: 774-454-8456

WWW.DPNAGLELAW.COM
EMAIL: NAGLE@DPNAGLELAW.COM



July 7, 2021

BY ELECTRONIC MAIL ONLY
(mheins@townofpembroke.ma.us)

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

**Re: 715 Washington Street, Pembroke, MA
Assessor's Parcel No. F9-24
Application for Site Plan Review Approval**

Dear Members of the Board:

On behalf of James Smith, the owner and resident of 697 Washington Street, directly abutting the locus of the project proposed in the above-captioned application ("the Project"), I have reviewed the noise level data provided by the Applicant, reviewed the recorded June 28, 2021 Planning Board hearing when the data was presented, and have the following comments.

Due to Covid-19 protocols, public access to the previous hearings on this application was restricted. On this first in-person hearing, the public was allowed to attend, and several abutting residential neighbors attended the hearing. Many of these neighbors complained that they were not adequately notified of this project, and struggled to learn about how the Project may impact them. As discussed below, the Applicant's presentation was incomplete and inadequate and responses to the neighbors' questions unsatisfactory.

Noise Survey is Flawed, But Reveals Violation of Bylaw Impact Standards

During the hearing, the Board and the public learned that the noise data was generated by the Applicant's representative who is not a sound engineer, with no evidence the equipment was properly calibrated. The data generated was from another undisclosed location, with equipment operating that is smaller in scale than that proposed for this project. At the hearing we learned that this firewood processor was a Bells machine 6000, a smaller machine, not the Bells 8000 the Applicant proposes to use. Further, questions about whether this machine was enclosed by a sound dampening feature were not adequately answered by the Applicant. The data presented does not account for the valley between the proposed saw mill and the Smith residence. With McFarland Brook at the base of the valley, sound may travel *across*, not *through* the valley. Further, the Applicant failed to address the cumulative impact of all sources of noise generated

APPENDIX A (CONTINUED)

LAW OFFICE OF DONALD P. NAGLE, PC

Pembroke Planning Board
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by its proposed project. Back-up alarms for vehicles loading and unloading wood, conveyer belts and other components of the saw mill have not been disclosed or addressed in the context of a noise assessment. Based on these flawed, incomplete, and unsupported data, the Board should reject this noise data as unreliable.

Although flawed and heavily biased to minimize noise impacts, a close look at this noise data reveals how impactful the proposed project would have on residential neighbors. Point #3 is identified as the property line of my client, Mr. James Smith, 335 feet from the saw mill. The minimum decibel ("dB") level is reported as 45.1 dB. Point #5 was presented as 400 feet from the "firewood processor" operated at an undisclosed location. Four hundred feet from the Bells machine 6000, the maximum decibel level was reported as 57.5 dB. This means 65 feet *within* Mr. Smith's property, the decibel level would increase by 12.4 dB.

This increase in noise violates MassDEP's Noise Policy, implementing its regulations at 310 CMR 7.00 *et seq.*, which prohibits an increase of 10 dB above ambient noise at the property line. See, attached at Exhibit A.

This data also demonstrates a failure to comply with the Pembroke Zoning Bylaw Impact Standards, at Section V.6. A., which provides: "No noise, vibration, or flashing is normally perceptible (without instruments) above street noise at any point more than three hundred and fifty feet from the premises."

The Applicant seeks a waiver from these Bylaw standards, without explanation. I urge the Board to reject the Applicant's request for this waiver, apply the Impact Standards, and deny the application accordingly. The Board has little discretion to do otherwise. The Bylaw provides that "The planning board ...**shall in no case grant site plan approval** without first ...consider[ing] community needs, to include protection for abutting landowners [and in ensuring]...conformity with state and local laws and regulations ..." Bylaw, Section V.7.

Beyond the noise data presented, many basic questions posed by the Board and the neighbors seeking to familiarize themselves with the project could not be answered or were side-stepped by the Applicant's representatives, e.g., number, size, weight, and frequency of trucks, equipment used and vibration caused from loading/unloading logs, new business or seeking relocation. Questions about adequate traffic flow and turning radius that avoids trucks having to back up onto a state highway and the safety of school children waiting for the school bus were not adequately addressed. One neighbor astutely observed that in winter, the wooded wetlands provides little sound buffer.

The Applicant Seeks to Avoid or Minimize Scrutiny to the Detriment of Residential Neighbors

At the outset, the Applicant argues that its proposed saw mill is an allowed use as "Light Industry," claiming the building inspector said so, without documentation. Common sense

APPENDIX A (CONTINUED)

LAW OFFICE OF DONALD P. NAGLE, PC

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dictates otherwise. The Applicant is motivated to argue this to limit regulatory scrutiny. Along with seeking a waiver from the Impact Standards and other requirements, such a posture does not inspire confidence that this saw mill will have a benign impact on the residential neighbors.

Even if a saw mill is deemed an allowed use, an operation using industrial grade heavy equipment and machines that manufacture raw materials for construction and firewood in an outdoor setting is incompatible with the current predominant residential land uses at this location. Even a quiet saw mill is loud, guaranteed to be intolerable to surrounding residences.

The purpose of site plan review is to prevent a disruptive influence on the prevailing uses in the commercial/residential zoning district. These two competing uses must be carefully considered to protect the interests of current landowners. Yet, the Applicant seeks to avoid the scrutiny imposed by the site plan review bylaw. The Applicant seeks a waiver of the traffic study requirement when it is known that heavy tractor trailers will be utilized to transport at least 30-foot trees for processing at the open-air facility that directly abuts multiple single-family homes. The Applicant seeks to dodge the requirement for a special permit, arguing falsely that the storage, display, and sale of its products are merely an accessory use to the saw mill operation. The Applicant seeks to waive the Bylaw Impact Standards to avoid proper scrutiny of detrimental impacts on neighbors and the environment. The Applicant seeks to hide review of its wood furnace and kiln, even though this equipment surely will produce smoke, cinders, dust, fumes, gas, and odors, all of which are Impact Standard criteria. No information is provided about nuisance conditions generated from this equipment or how they will be controlled.

The proposed saw mill site is currently an unblemished wooded wetlands surrounding McFarland Brook, bounded by an established residential neighborhood. Neighbors' concerns for their private drinking water wells and the protection of McFarland Brook were dismissed or ignored during the hearing.

The Applicant seeks to skirt the law in other regulatory settings. In its application under the Pembroke and Massachusetts wetlands regulations, the Applicant seeks to minimize protection of McFarland Brook by asserting its an intermittent stream, rather than perennial, based on faulty evidence that fails to meet the applicable standards. This wetlands matter is currently under review by the MassDEP. Despite the landowner's previous subdivision and sale of a portion of the locus, the Applicant sought a variance of zoning dimensional standards for the remaining lot, based on alleged hardship. This variance is on appeal in Massachusetts Land Court.

There is a reason why the Applicant is trying to avoid all this scrutiny. They know their proposal cannot withstand the bright light of regulatory review, and will avoid it at every instance. This Board should not accommodate the Applicants' less than transparent approach to seeking approval of a project not consistent with surrounding land uses.

APPENDIX A (CONTINUED)

LAW OFFICE OF DONALD P. NAGLE, PC

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The Applicant certainly anticipated neighborhood opposition to this project. This explains the extensive effort to avoid or minimize scrutiny. If this project is approved, it will likely cause a major negative impact to the quality of life of all the residential neighbors, decrease property values, degrade McFarland Brook, threaten their private drinking water wells, and possibly result in physical, as well as psychological harm to the neighbors.

Proper Application of Site Plan Review Standards Requires Denial of Application

The Application is replete with technical information not readily understandable to the layperson. However, the residents' questions and lack of adequate responses at the last hearing reveal that a saw mill operation in the midst of a residential setting is not appropriate. The Site Plan Review Bylaw is designed to expose these kinds of inconsistent land uses and protect the public from the harm posed.

While the Applicant seeks to waive the principal provisions in the Bylaw designed to protect the public, the Board must apply *all* of its provisions and balance its judgment in favor of protecting the public, as the Bylaw requires. On behalf of Mr. Smith and the other residents, I ask the Board to encourage the Applicant to find a more appropriate site for its operation or, alternatively, deny the application due to its failure to meet the standards of Site Plan Review.

Very truly yours,


Donald P. Nagle

Encl.
cc: James Smith

EXHIBIT A



The Commonwealth of Massachusetts
Executive Office of Environmental Affairs
Department of Environmental Quality Engineering
Division of Air Quality Control
One Winter Street, Boston 02108

February 1, 1990

DAQC Policy 90-001

DIVISION OF AIR QUALITY CONTROL POLICY

This policy is adopted by the Division of Air Quality Control. The Department's existing guideline for enforcing its noise regulation (310 CMR 7.10) is being reaffirmed.

P O L I C Y

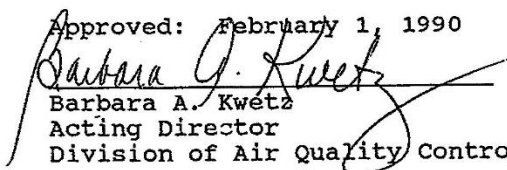
A source of sound will be considered to be violating the Department's noise regulation (310 CMR 7.10) if the source:

1. Increases the broadband sound level by more than 10 dB(A) above ambient, or
2. Produces a "pure tone" condition - when any octave band center frequency sound pressure level exceeds the two adjacent center frequency sound pressure levels by 3 decibels or more.

These criteria are measured both at the property line and at the nearest inhabited residence. Ambient is defined as the background A-weighted sound level that is exceeded 90% of the time measured during equipment operating hours. The ambient may also be established by other means with the consent of the Department.

Approved: February 1, 1990

Effective: Immediately


Barbara A. Kwetz
Acting Director
Division of Air Quality Control

100% Recycled Paper

APPENDIX A (CONTINUED)

Bryan & Brenda Gregor
18 Congress Street
Pembroke, MA 02359

7/6/2021



Planning Board
Town of Pembroke MA

We have many concerns about the proposed building on 715 Washington Street / Assessors 'Map F9 Lot 24

We have been residents here for 29 years next to the McFarland Brook. Over the years we have experienced flooding enough to impact travel on Congress St. The McFarland brook should not be altered in any way. Any alteration will impact all the residents upstream. Is the building 100 ft from the wet land line? Why were the variances granted? Due to covid restrictions not all residents were able to attend.

- Will run off from stored wood products and leakage from vehicles enter the brook.

The Applicant has not been forth coming about the full impact to the neighborhood. The neighborhood reaches far from RT 53. This is not light industry. There are many concerns with this project.

- Noise and Emissions from vehicles to, from and on site
- Wood kiln smoke danger to air quality and health, potential fire hazards
- Workers to be trained on kiln usage.
- Inspections and standard building codes for everything followed.
- Chemicals stored for processing products.
- Long term impact to our health and home life.
- Impact on our wild and domestic animals.
- Wood brought in with foreign insects and other hazards.

This is not a good use for this property in this neighborhood.

Bryan D. Gregor
Brenda E. Gregor

APPENDIX A (CONTINUED)



114 Old Washington Street
Pembroke, MA 02359-2709
July 7, 2021

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

RE: Proposed Site Plan SP1-21

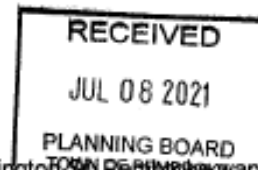
As long- time residents of Pembroke, we recently became aware of the subject proposal. As we were evidently not regarded as abutters, we have not had the opportunity to hear any of the discussion of the supposed merits of the proposal nor of the legitimate concerns opposing it.

Inasmuch as we are retirees who spend a considerable amount of time at home, we are not comforted by the contention that the proposed industry will "only" operate during normal business hours six days a week. The ambient noise levels, compounded by likely air pollution from the site, raise a major red flag for us. Our children and grandchildren are mostly local and frequently visit us and we almost always spend our time out in the back yard, closest to the site. Gardening and bird and animal watching are other activities which will be adversely impacted. We appreciate the goal of adding commercial entities to ease the tax burden on residents; however, we believe that this proposal will unfairly impact this neighborhood and will have the unintended consequence of reducing the marketability of all of the homes in the area. We respectfully request that you disapprove the Plan.

Charles J. Quinn

Leslee G. Quinn

APPENDIX A (CONTINUED)



To the town of Pembroke planning board members:

We as abutters to the proposed site plan #SP1-21 at 715 Washington St. in Pembroke want to express our concerns as well as every abutter present at the open public hearing held on June 28, 2021 with the same following threats to the environment and our residential neighborhood.

We understand that zoning says light industrial use is acceptable on the site but what is being proposed is not classified as light industry. E.P.A. designates taking raw logs, debarking them, cutting them into dimensional pieces, and drying them for resale as a SAWMILL. The E.P.A. designates all sawmill operations as requiring HEAVY industrial zoning standards which this does not qualify as at this time.

Furthermore, according to the Applicant's attorney at the June 28 board meeting, he stated that the logging operations would bring an average of 10 to 15 logging trucks/day with 10 to 15 raw uncut logs/truck. Now, according to the Federal Highway Administration, Heavy Duty Industrial trucks are designated as any vehicle with GVWR greater than 26,000 lbs. The logging trucks will be weighing in at anywhere from 60,000 to 80,000 lbs. , which makes them heavy-duty industrial trucks. These trucks with load weights of 25 to 35 tons traveling at 50 mph on Rte.53 will need a longer deceleration lane/zone requirement which hasn't been proposed at this time. This is because no traffic impact study has been done by either the town or the state.

According to the state by-laws, light industrial usage is confined to enclosed buildings and uses pre-processed materials to manufacture finished products for resale. That doesn't sound like what is being proposed to the board for approval in the midst of our neighborhood.

The deforestation and ensuing water runoff from the project will affect an actively running brook as well as neighboring wetlands. We are also concerned due to the amount of artesian well, water usage in this neighborhood that contamination can occur to the potable water supply. No study has been done by the town or state so far.

No study has been done on the cumulative effect of the smoke and odor created by the operation of multiple kilns being in use 24 hrs./day to the families living in this neighborhood. If this was proposed for your neighborhood, I'm sure you would vote it down.

The last concern is the amount of noise created by the sawmill, the loading cranes, the trucks pulling in and out, the mechanical dollies, which will have a cumulative effect on the families as well as the environment. The sound engineer for the Applicant at June 28, meeting claims that the noise measurement was no louder than a motorcycle going by on Rte. 53 but his sound measurements were done with leaves on trees that are still there. What happens when the trees have no more leaves to deaden the noise in Fall and Winter or they have been felled to make way for the buildings proposed by the Applicant. Also, the sound of a motorcycle going by is a very short time frame but the noise from this proposed sawmill will be present from 8 AM to 6 PM six days a week.

Sincerely,

A handwritten signature in black ink, appearing to read "John S. Naples".

John S Naples
691 Washington St
Pembroke Ma. 02359

A handwritten signature in black ink, appearing to read "Elizabeth Naples".

Elizabeth Naples

APPENDIX A (CONTINUED)

7/4/2021



To Town of Pembroke.

As a long time resident of Edgewater I find it appalling that industry such as outlined in the flyer is anywhere near to being approved. A quiet residential neighborhood is not appropriate for such large scale truck traffic or noise to be generated from such a business. I also have been unable to acquire any specific information on the company or full nature of their manufacturing

Please do NOT approve this project

Caryn Donnelly

A handwritten signature in black ink, appearing to read "Caryn Donnelly".

201 Edgewater Cr
Pembroke Ma 03359

RE: Plan
#SP1-21
715 Washington St.

APPENDIX A (CONTINUED)



July 12, 2021

To Whom it May Concern,

Please accept this letter as an expression of my strong opposition to the proposed development project on Washington Street. I am writing on behalf of myself and my husband, Jacqui and Mario DePina of 283 Pleasant Street, and my parents, John and Ann Atkins of 201 Old Washington Street. There are several reasons why the proposal is inappropriate for the area, including but not limited to its impact on the health and happiness of neighbors, the impact on traffic, and the impact on the environment.

To begin with, the development abuts a residential area, and will detract from the property values of those impacted by rendering their outdoor space noisy and unenjoyable. Additionally, the health impact on neighbors that will be caused by an industrial foundry and kiln is not acceptable. The environmental waste and air pollution that will be created has potentially deadly consequences for the people living in the area, and we would no doubt see a spike in asthma and breathing problems, as well as other serious conditions. My mother suffers from asthma and my father is a cancer survivor. They live on Old Washington Street, on which the back end of the development will run into. I am not willing to put their health, nor the health of others at risk.

Additionally, it will also create a negative impact on traffic in the area. I do not think anyone wants to see Route 53 in Pembroke turn into Route 53 in Hanover, but it is increasingly going in that direction. Traffic heading closer to Duxbury on Route 53 is becoming more and more difficult, and this development will make that increasingly worse, especially with the introduction of heavy machinery and trucks going in and out of the property. Pembroke has a difficult enough time keeping up with the upkeep of the roads, and I sincerely doubt that the damage that will be done by large trucks is something that the town wants to pay for or can afford to leave neglected.

In addition to the impact on traffic and the health impact on neighbors in the area, there is a high chance of water contamination and a negative effect on the local wildlife. My property abuts Stump Pond, which is fed by MacFarland Brook. I am concerned with the detrimental effects the project will have on the multitude of wildlife that Stump Pond is home to, as well as the potential for flooding to my own property and that of my neighbors due to the changing of the natural flow of the brook.

There is a time and a place for development, and Pembroke unfortunately does not seem to be headed in the right direction. We are already dealing with unpotable water at a much higher rate than we have in the past, because the development of the town is surpassing the abilities of the infrastructure to support it. The town appears to want to let all types of developments in, without thinking about maintaining the open space and suburban feel that made Pembroke a type of place that made people want to live there to begin with.

Respectfully,

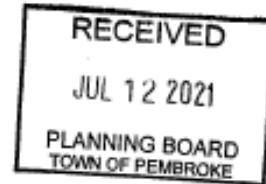
Jacqui DePina

A handwritten signature in cursive script that reads "Jacqui DePina".

APPENDIX A (CONTINUED)

Town of Pembroke Planning Board

Pembroke Town Hall
100 Center St. Pembroke, MA 02359



July 8, 2021

Katie & Adam Blom
213 Old Washington St.
Pembroke, MA 02359

Dear Pembroke Planning Board Members,

We are writing in regards to the proposed Site Plan #SP1-21 at 715 Washington Street. My husband and I are strongly urging you to NOT approve this project.

We both grew up in Pembroke and have always loved the small town, close knit community we have here. When it came time for us to purchase a home for our family, Pembroke was obviously at the top of the list. We were fortunate to purchase our home on 213 Old Washington St. in 2019. We instantly fell in love with the neighborhood, the historic area and most importantly the peaceful quiet environment surrounding us.

This proposed site plan at 715 Washington Street puts all of that in jeopardy. The industrial site proposed in Site Plan #SP1-21 has absolutely no business in our quiet town. This project will bring NO benefit to the residents of Pembroke. It will only devalue our homes, clog up our roads with large truck traffic, create unknown amounts of pollution and damage our local wildlife and wetlands.

As a mother of a 4 year old daughter and currently pregnant with my second child, the pollution is seriously concerning to me. This site is very close to my home. The increased truck traffic will make it unsafe for my children in the future.

We are begging you to NOT approve the proposed Site Plan #SP1-21. This is not a light industry and it should not be in our town. This will cause many damaging effects to the residents of Pembroke and also our surrounding communities. This proposed site brings ZERO benefits to our town. It has no business here.

Thank you for taking the time to read this letter and please take it into strong consideration when you are making your decision. Please keep Pembroke the peaceful community it is and listen to your residents. We do not want this in our town. Thank you again for your time.

Sincerely,

Two handwritten signatures in black ink. The first signature is "Katie Blom" and the second is "Adam Blom".

Katie Blom and Adam Blom

APPENDIX A (CONTINUED)

July 12, 2021

To: The Town of Pembroke Planning Board

From: Cheryl Turner
651 Washington St.



Concerning the proposed site plan # SP1-21 at
715 Washington St.

I have just recently learned of this proposed project, and I am shocked and dismayed that a project of this type and magnitude would even be considered. This would have a huge detrimental impact to the entire neighborhood.

Not only would there be a loss of a wooded land, there would be a loss of many forms of wildlife, and wetlands. The constant loud noise, and vibrations, from machinery and trucks coming and going for 8-10 hours a day. every day would be intolerable!

We choose to live in this area because it is wooded, has wildlife, and is peaceful. This would destroy that peace.

On a personal note, I suffer from migraines, some lasting days, and need QUIET! Constant noise, vibration, and odors would be a living hell! I am sure there are many more neighbors who have some medical condition that would be affected.

Please do not allow this to happen!

APPENDIX A (CONTINUED)

July 12, 2021

To: The Town of Pembroke Planning Board

From: Josephine Turner
6801 Washington St.,
Pemb.

Concerning the proposed site plan # SP1-21 at
715 Washington St.



I have just recently learned of this proposed project, and I am shocked and dismayed that a project of this type and magnitude would even be considered. This would have a huge detrimental impact to the entire neighborhood.

Not only would there be a loss of a wooded land, there would be a loss of many forms of wildlife, and wetlands. The constant loud noise, and vibrations, from machinery and trucks coming and going for 8-10 hours a day. every day would be intolerable!

We choose to live in this area because it is wooded, has wildlife, and is peaceful. This would destroy that peace.

APPENDIX A (CONTINUED)

July 12, 2021

To: The Town of Pembroke Planning Board
From:



Concerning the proposed site plan # SPI-21
715 Washington St.

Carlton F. Turner
681 Washington St Pemb.

I have just recently learned of this proposed project,
and I am shocked and dismayed that a project
of this type and magnitude would even be considered.

This would have a huge detrimental impact to the
entire neighborhood.

Not only would there be a loss of a wooded land, there
would be a loss of many forms of wildlife, and wetlands.
The constant loud noise, and vibrations, from machinery and
trucks coming and going for 8-10 hours a day. every day
would be intolerable!

We choose to live in this area because it is wooded,
has wildlife, and is peaceful. This would destroy that
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