January 3, 2020

Pembroke Planning Board
c/o Matthew Heins, Planning Board Assistant
100 Center Street
Pembroke, Massachusetts 02359

Via: Email to mheins@townofpembrokemass.org

Reference: Response to Peer Review Comments
Site Plan Review Application – Camp Pembroke Yurt Village
306 Oldham Street
Pembroke, Massachusetts
B+T Project No. 1762.11

Dear Mr. Heins and Board Members:

We appreciated the opportunity to discuss the proposed Camp Pembroke Yurt Village project with the Planning Board and peer reviewer at the December 16, 2019 hearing, and offer the responses herein and associated materials to address comments within the peer review letter from Merrill Engineers and Land Surveyors, dated December 3, 2019.

We are submitting the following documents in support of our response letter:

- Signed Illicit Discharge Statement
- Revised Site Plans, Camp Pembroke Yurt Village, In-Progress January 2, 2020 (final stamped plans will be provided)
- Reduced size architectural plans, entitled “New Common Building Camp Pembroke Pembroke, Massachusetts” prepared by Black River Architects, inc., dated December 12, 2019

For clarity of the administrative record please find the original comments by Merrill Engineers and Land Surveyors in italic font and Beals and Thomas, Inc. (B+T) responses in bold.
ZONING BYLAW

Summary of Requests Variances
The applicant has stated they are requesting the following waiver; however, since the requirement is contained in the Zoning By-laws, a variance is required.

Section V – Special Provisions, Standards and Procedures

7.D.13. Table showing all of the required dimensional information.

We recommend that all variances which have been granted be specified on the cover sheet of the approved Site Plans.

B+T Response: The dimensional table has been updated to provide additional relevant zoning information to the project as discussed at the December 16, 2019 hearing. The applicant is no longer requesting a variance.

Section V. Special Provisions, Standards and Procedures

7.D.13. The lot perimeter ratio, lot width, building heights, building floor area, landscaping, use of all buildings and number of people anticipated on site has not been provided in tabular form. The applicant has requested a waiver of this requirement; however, as noted above a variance would be required.

B+T Response: Additional categories of building height, building use, and number of people anticipated for the proposed building have been added to the zoning table. The lot perimeter ratio and lot width do not apply to Residence District A. The proposed landscaping table has not changed.

7.F.9. An approved site plan shall be recorded with the Plymouth County Registry of Deeds and consequently needs to be prepared to Registry standards. There are a number of instances where this plan is not in compliance with the Registry Plan Regulations and should be revised as necessary.

B+T Response: The plans have been revised to be able to be recorded at the Registry. Although certain text on the existing conditions plans may not be of the typically required size, it is our experience that the Registry will record plans as long as the major elements meet size requirements. Should this become an issue that would prevent recording, the plans will be revised as necessary. We anticipate that recording the plans at the Registry will be a condition of approval.

Please note that a final stamped plan set addressing other items that may arise from the January 6, 2020 hearing will be provided.
RULES AND REGULATIONS GOVERNING SITE PLAN APPROVAL

Summary of Requested Waivers
The following waivers have been requested from the Planning Board Rules & Regulations Governing the Issuance of Site Plan Approval.

Section IV – Site Plan Content

4.22 Requirement for a Traffic Impact Study

Section V – Requirements

5.1.2 Requirement for a 3’-0” landscaping strip along foundation walls.

5.6.3 Requirement that all utility connections be underground.

We recommend that all waivers that are granted by the Planning Board be specified on the cover sheet of the approved Site Plans.

B+T Response: A list of requested waivers has been added to the cover of the site plans.

Section IV. Site Plan Content

4.1 A locus map has been provided; however, it is not at the required scale of 1” = 200’. Due to the size of the subject parcel the scale as presented is acceptable.

B+T Response: No response required.

4.4 A portion of the proposed project area is located within a Zone A of a tributary to a public water supply and the location of this zone line should be presented on the plans.

B+T Response: The approximate Zone A boundary is now more prominently visible on the revised site plans.

4.6 The elevations associated with some of the existing contours on the Grading, Drainage and Utility Plan, sheet C4.1 of the plans are missing and should be added. In addition, the proposed contours should be shown on this sheet.

B+T Response: Additional existing and proposed contour information has been added to the plan to clarify the design intent.
4.7 Landscaping is presented on sheet C3.1 of the plans; however a Landscaping Plan prepared by a Registered Landscape Architect has not been provided as required. The Planning Board should determine whether a Landscaping Plan prepared by a Registered Landscape Architect for this project is necessary or whether the landscaping as proposed is acceptable.

B+T Response: As discussed at the December 16, 2019 hearing, a waiver is requested from the requirement that a Registered Landscape Architect may be required to prepare the landscape plan. Given the context proximate to wetland resource areas, the landscaping was designed by a Professional Wetland Scientist and Landscape Designer.

4.8 The proposed location of the water service is shown on the plans. The size and material should also be specified. The location of the proposed electric service to the buildings is not provided and should be shown on the plan. The Project Narrative presented in the Site Plan Review Application specifies that the septic system for the proposed common house will be designed and permitted by others. We recommend that the location of the proposed septic system be shown on the site plan as required.

B+T Response: The proposed water connection location, size and material have been added to the plans. The proposed underground electric service and the approximate location of the septic system components have been shown on the plans as well.

4.9 A Zoning Table is presented on sheet C1.1 of the plans but does not require all of the necessary dimensional information required by the Zoning By-laws.

B+T Response: The zoning table has been updated with additional dimensional information relevant to the Residential-A Zoning District.

4.10 The elevation and façade treatment of the proposed structures has been provided; however, no floor plans have been submitted. The building materials and colors have not been submitted as required.

B+T Response: The complete set of architectural plans in reduced-size format is enclosed herewith. The siding will be vinyl and colors will be white with green trim to match other buildings on-site.
4.15 A Development Impact Statement has been not been submitted as required.

B+T Response: Pursuant to Section 6.0, a Development Impact Statement is required for multi-family residential projects consisting of five or more units or containing three or more acres of land; commercial and industrial projects consisting of 5,000 or more sf of floor area or three or more acres of land area; or projects which generate more than 250 vehicle trips per day. The project does not exceed these thresholds, and a Development Impact Statement is therefore not required.

4.16 The design plans have been stamped and signed by a registered Professional Engineer and by a registered Professional Land Surveyor as required.

B+T Response: No response required.

4.19 An erosion control barrier is presented on sheets C3.1 and C4.1 of the plan. We recommend that the type of erosion control barrier be specified. Details of a Compost Filter Sock and Silt Fence are presented on sheet C5.1 of the plans.

B+T Response: The type of erosion control barrier is now labeled on sheets C3.1, C4.1, and detailed on sheet C5.1.

4.22 A Traffic Impact Study has not been submitted as required. The applicant has requested a waiver of this requirement.

B+T Response: No response required.

Section V. Requirements

5.1 Landscaping is presented on sheet C3.1 of the plans; however a Landscaping Plan prepared by a Registered Landscape Architect has not been provided as required. The Planning Board should determine whether a Landscaping Plan prepared by a Registered Landscape Architect for this project is necessary or whether the landscaping as proposed is acceptable.

B+T Response: As discussed at the December 16, 2019 hearing, a waiver is requested from the requirement that a Registered Landscape Architect may be required to prepare the landscape plan. Given the context proximate to wetland resource areas, the landscaping was designed by a Professional Wetland Scientist and Landscape Designer.

5.2 The regulations require that access ways, parking areas and pedestrian walkways be provided with adequate lighting. No information on lighting is included in the plans and this information should be submitted.
B+T Response: The applicant will work with its Architect to establish the proposed site lighting, and requests that submission of site specific exterior lighting information be made a condition of approval. Lighting will be in keeping with that used elsewhere at the Camp, and will comply with applicable requirements.

5.3 Stormwater Management Report indicate that the overall stormwater management system will attenuate the post development stormwater flows to a level not exceeding the existing conditions. We offer the following comments regarding the stormwater design and analysis:

- The Rules and Regulations require that the stormwater management systems be designed in accordance with the Mass DEP Stormwater Management Regulations and does not take into consideration the various exemptions as specified in the Stormwater Handbook.
- Pre-development and post-development stormwater calculations have not been provided to demonstrate that there will be no increase in the stormwater runoff as a result of this project as required. This information should be submitted.
- No soil testing has been performed at the location of the proposed subsurface infiltrators, perimeter drains and crushed stone drip edges. We recommend soil testing be performed to demonstrate that adequate soils are present for infiltration and to determine the Estimated Seasonal High Groundwater Elevation (ESHGW) as assumed in the calculations and required by the DEP Stormwater Management Regulations.
- A portion of the proposed project area is located within a Zone A of a tributary to a public water supply. As required by the Stormwater Management Regulations stormwater infiltration systems shall not be located within a Zone A. The location of the two (2) southerly yurts or the method of treating the stormwater runoff from the roofs within this area should be revised as necessary.
- The proposed crushed stone drip edge for the roof runoff from each yurt should be labelled on sheet C4.1 of the plans.
- We recommend that the dimensions of each of the subsurface infiltrators be labelled on sheet C4.1 of the plans

B+T Response: As discussed with the Planning Board and peer reviewer at the December 16, 2019 hearing, given the small scale (comparable to a single family home), unique nature of the project, and proposed individual stormwater BMPs for each structure, numerical calculations of peak runoff rates were not performed. The proposed individual stormwater Best Management Practices (BMPs) for each structure were sized in accordance with Standard 3 of the stormwater handbook, and designed to infiltrate the required volume of runoff from each of their respective impervious areas (each yurt and common house roof area).
The applicant agrees to perform soil testing prior to construction to confirm design assumptions, and respectfully requests that the Board add this item as a condition of approval.

The proposed Subsurface Infiltrator-1 has been relocated to be outside of the Zone A boundary. As previously discussed, the only proposed infiltration for the project is from clean roof runoff from the yurt tents and common house roofs. Drip edges have been clearly labeled and infiltration system dimensions added to sheet C4.1.

It is general practice to design sites to comply with Massachusetts DEP Stormwater Management Regulations. The following section describes the 10 Standards for compliance with Stormwater Management Regulations and the status of the submittal relative to each standard.

**Standard 1 – Untreated Stormwater**
We recommend soil testing as noted above. Additional Information required.

**B+T Response:** See response above.

**Standard 2 – Post Development Peak Discharge Rates**
Additional Information required.

**B+T Response:** See response above.

**Standard 3 – Recharge to Groundwater**
Additional Information required.

**B+T Response:** See response above.

**Standard 4 – 80% Total Suspended Solids (TSS) Removal**
This Standard has been met.

**B+T Response:** No response required.

**Standard 5 – Higher Potential Pollutant Loads**
This project is not considered a source of higher pollutant loads. This Standard is not applicable.

**B+T Response:** No response required.

**Standard 6 – Protection of Critical Areas**
A portion of the proposed project area is located within a Zone A of a Tributary to a Public Water Supply. Additional Information required.
B+T Response: See response above.

Standard 7 – Redevelopment Projects
This project is not considered a redevelopment project and consequently this Standard is not applicable.

B+T Response: No response required.

Standard 8 – Erosion/Sediment Control
Additional Information required.

B+T Response: The type of erosion/sediment control barriers have been clearly labeled and detailed on the revised site plans.

Standard 9 – Operation and Maintenance Plan
An Operation and Maintenance Plan has been provided as required. This Standard has been met.

B+T Response: No response required.

Standard 10 – Illicit Discharges
In order to meet this standard, an “Illicit Discharge Compliance Statement” meeting the requirements specified in the Stormwater Management Regulations has been submitted; however, the Statement needs to be signed. Additional information required.

B+T Response: A signed Illicit Discharge Statement is attached hereto.

5.6.3 No information regarding electric service to the structures is shown on the plans and should be presented. The regulations require that the utility connections be underground and the applicant has requested a waiver of this requirement.

B+T Response: The proposed underground electric service to the building is now shown on the site plans.

Section VI. Development Impact Statement
A Development Impact Statement has not been submitted as required.

B+T Response: As previously described herein, the project does not exceed the thresholds that require a Development Impact Statement.
ADDITIONAL COMMENTS

1. Due to the location of wetland resource areas adjacent to the project, review and approval by the Pembroke Conservation Commission is required.

   **B+T Response:** The project has been reviewed and approved by the Conservation Commission and an Order of Conditions has been issued (DEP File No. SE056-1038, issued October 22, 2019).

2. The plans should be reviewed by the Pembroke Fire Department relative to access and fire protection.

   **B+T Response:** The applicant has coordinated with the Fire Department regarding the proposed project, and requests that the associated documentation be provided as a condition of approval, if necessary.

3. The design of the proposed septic system will need to be reviewed and approved by the Pembroke Board of Health.

   **B+T Response:** The approximate location and size of the septic system has been shown on the site plans for reference. As noted, system will be designed and permitted by others and reviewed by the Board of Health.

We look forward to meeting with the Board at the January 6, 2020 hearing.

Very truly yours,

BEALS AND THOMAS, INC.

Stacy H. Minihane, PWS
Senior Associate

Jeffrey R. Murphy, PE
Civil Engineer

Enclosures

cc: Eli & Bessie Cohen Camps of Massachusetts, Inc. (1 copy via email)
3.3 Illicit Discharge Compliance Statement
An illicit discharge is any discharge to a stormwater management system that is not comprised entirely of stormwater, discharges from fire-fighting activities, and certain non-designated non-stormwater discharges.

To the best of my knowledge, no detectable illicit discharge exists on site. The Site Plans included with this report detail the storm sewers that convey stormwater on the site and demonstrate that these systems do not include the entry of an illicit discharge. A Site Owner’s Manual is also included, which contains the Long Term Pollution Plan that outlines measures to prevent future illicit discharges. As the Site Owner, I will ultimately be responsible for implementing the Long Term Pollution Prevention Plan.

Signature: [Signature]
Owner’s Name
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*Notes: A, B, C, D, E, AA, BB, CC, DD, EE are as per万科 requirements.
WOOD FRAMING NOTES:
1. SEE SHEET S-200 FOR FRAMING AND FASTENING NOTES.
2. SEE SHEET S-502 FOR WOOD FRAMING DETAILS AS NEEDED.
3. DO NOT SCALE DRAWINGS. REFER TO DIMENSIONS AND DETAILS.
NOTES:

1. Centerline of HP column indicates at interior face and HP plywood at exterior face.

2. Nails:
   a) 64 common nails (2" long x 0.062")
   b) 64 common nails (2.25" long, 0.147")

3. Paint 1/4" C.C. wax all around all openings.

4. Typical wall: 9" concrete block. Bottom of wall will be set at 1.5" below ground.

5. Fixed window openings.