

BOARD OF
ZONING AND BUILDING LAW APPEALS
PEMBROKE, MASSACHUSETTS
02359

Case #09-17

June 29, 2017

The members of the Zoning Board of Appeals hereby certify that the following is a detailed record of all the Board's proceedings regarding the petition of Grissom Park Co., LLP by Brian Murphy regarding property located at 260-280 Oak Street, Pembroke as shown on Assessors' Map G-14, Lots 25P and 25G, said property owned by, Grissom Park Co., LLP which is the property affected by this request for this special permit.

The petition to the Board is dated May 3, 2017. The petition requests a special permit of the Zoning By-Laws of the Town of Pembroke, Sec. IV, 5. B. 2. Uses Permitted by Special Permit to allow the use of warehousing and wholesale merchandise storage in two new buildings. A true copy will be retained in the file.

A notice of the public hearing on this petition will be retained in the file. It was published in the Pembroke Mariner and Express, a newspaper of general circulation in the Town of Pembroke on June 2, 2017 and June 9, 2017, posted in a conspicuous place in the Town Hall and mailed on June 5, 2017 to abutters whose property is located within 300 feet of the property line of the property in question. The notice was mailed to the names of the persons at the addresses as provided by the most recent tax list kept by the Town Assessor.

The public hearing on this petition was advertised to be held on June 19, 2017, at 7:30 p.m. at the Pembroke Town Hall Hearing Room at which time opportunity was given to all those interested to be heard in favor or opposition to said petition. The following members of the Board were present at the hearing: Rick Casavant, Vice Chairman, Jim Gallagher, Clerk, and, Christine Griffin, Alternate. The tape recording of the hearing is attached to the file and a copy of the tape will be provided upon request.

At the meeting of the Board on June 19, 2017, the Board voted unanimously to approve the special permit.

Monday, June 19, 2017 at 7:30 p.m.

Casavant:

Opens hearing by reading notice as it appeared in the Pembroke Mariner & Express and turns the floor over to the petitioner's representative for presentation.

B. Murphy:

I'm here representing ownership of 260-280 Oak Street. We are in the middle of permitting for that site. We're proposing warehousing on the back section, which is about 2 acres, which

requires a special permit. This abuts Corporate Park which is primarily warehousing and this is in the same vane as that.

Casavant: Michele said you need to amend the application as your application requests warehousing for five buildings.

Murphy: That's right we'd like to amend the application to read requesting a special permit for warehousing in the back two buildings. On the front 2 acres we're just going to stump and prep for market and sale for end use units for which there has been a lot of interest recently, especially as we're so close to the highway. Pembroke is becoming an enviable spot.

Casavant: Will the buildings be similar to Corporate Parks'?

Murphy: A little bit different in that they will be a little bit more modern as they will be steel framed buildings. They have skin on them, a sandwiched insulated panel, which is much more energy efficient and much more flexible in creating doors, etc.

Casavant: Are they about the same height as Corporate Park.

Murphy: About the same, 20 feet.

Gallagher: I was wondering about the traffic flow between the buildings.

Murphy: That's a good question as things have changed since the last meeting with the Planning Board. Using a drawing shows what was previously planned and what they will now proposed to handle the traffic. The traffic will now flow straight in from the street.

Gallagher: When I came to view the site I saw the sign "No Trucks", will that be a problem?

Dowling: That's no trucks beyond the intersection of Elm and Oak Streets.

Gallagher: What percentage will you have grassed and green?

Murphy: The requirement is for 20% and we certainly meet that.

Griffin: As this curve is one of the most dangerous in Pembroke, is this the safest place for the driveway?

Murphy: That was brought up in the Planning Board and with the trees gone, the visibility has improved greatly. That spot is the best on that site.

The rest of the site is now being planned to be used for contractors bays as that is what is needed in this area. The back building we will be using as our Shop for maintenance for the whole area.


Daly & Wanzer: Will that new entrance be the entrance for the whole area?

Murphy: Yes.

Griffin: I make a motion to grant a special permit of the Zoning By-Laws of the Town of Pembroke, Sec. IV, 5. B. 2. Uses Permitted by Special Permit to Grissom Park Co., LLP by Brian Murphy for property located at 260-280 Oak Street, Pembroke as shown on Assessors' Map G-14, Lot 25F and 25G to allow for the use of warehousing and wholesale merchandise storage in two new buildings as per the plan by McKenzie Engineering Group dated March 22, 2017.

Gallagher: Second.

Casavant: All in favor.
Gallagher: Aye.
Griffin: Aye.
Casavant: Aye.
Motion carried.
Hearing adjourned.


Frederick Casavant
Vice Chairman


James Gallagher
Clerk


Christine Griffin
Alternate