



PEMBROKE PLANNING BOARD MINUTES

MONDAY, MARCH 13, 2017

PRESENT: Daniel Taylor (Chairman), Rebecca Coletta (Vice-Chairman), Thomas Irving (Clerk), Brian VanRiper (Board Member), Andrew Wandell (Board Member), Paul Whitman (Board Member), Matthew Heins (Planning Board Assistant), Peter Palmieri, John McKeown, Kevin Grady, Donald McGill, Mary Raleigh, Scott Healey, Nan Gill and John Poirier.

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

PUBLIC HEARINGS FOR PROPOSED SITE PLAN AT 220 CENTER STREET

Mr. Taylor opened the public hearings for a proposed mixed use project at 220 Center St. These were three public hearings running concurrently, one for site plan approval, one for special permits, and one for architectural appearance.

The project consists of fourteen (14) cottage-style condominium units, two (2) two-bedroom apartments, and 2,000 square feet of commercial space, and the applicant (developer) is Donald McGill.

Kevin Grady, an engineer with Grady Consulting working for the applicant, described the project and introduced its basic design and engineering characteristics. The road that circles through most of the project would be 22' wide. The stormwater system would use drywells to handle roof runoff, and sediment forebays to handle road runoff. The project would be served by a septic system; each unit will have its own tank, with one collection facility and leaching field for the whole project.

Mr. Grady explained how the water system would be designed, and described where the hydrant would be. He discussed this water system with Mr. Irving. Mr. Grady briefly noted the gas and electric utilities. He mentioned that there would be 49 parking spaces in total for the project, 17 of them at the commercial building and the rest at the units or nearby. Mr. Grady, Mr. McGill and a few board members talked about the parking arrangements.

Mr. Grady introduced the landscape plan, which shows where trees and other plantings would be located. Ms. Coletta and Mr. Grady discussed some of the planting details. Mr. Grady talked about

the lighting plan. Mr. Irving and Mr. Grady had a detailed conversation about the grading, drainage and projected cut and fill.

Peter Palmieri of Merrill Engineering, the engineer contracted by the Planning Board to review the design, provided a description of potential issues. He stated that the recent letter from Mr. Grady seems to address most of the problems Mr. Palmieri noted in his original review.

Mr. Palmieri noted that the requirement for road width is 24', and so a 22' width would require a waiver. A discussion ensued about what widths the fire department wishes to see. There was also a discussion about sidewalks. Mr. Palmieri said that the board would need to decide whether it was acceptable to have no sidewalks (as the design proposes) in the residential portion of the project.

Mr. Palmieri noted that the developer wishes to request a waiver of the development impact statement. He mentioned that no architectural drawings were submitted, but added that it was expected they would be shown at this hearing.

With regard to traffic, Mr. Palmieri stated that for such a small project the figures given in the ITE trip generation manual are usually sufficient, though the board does have the authority to ask for a traffic study.

Mr. Irving, Mr. Whitman and Mr. Grady discussed the project's septic system. Mr. Taylor and Mr. Grady talked about the location of the residents' mailboxes. Mr. Grady and Mr. Taylor discussed the lack of sidewalks within the residential portion of the project.

Mr. Wandell expressed concern that it is unknown at this point what the commercial tenant would be and how much traffic it would generate. Mr. Grady explained that the commercial space is so small that it is difficult to calculate a specific figure for traffic from the ITE manual. He expressed confidence that his numbers, for the commercial use and residential use, are a reasonable estimate.

Ms. Coletta discussed traffic in the vicinity, especially on Mountain Ave. There was a discussion about the digital files which had recently been made available through a link sent by email.

Mr. Wandell asked about the particular waivers being requested. This led to a discussion about curbs, or lack thereof, and the proposed swales for drainage.

A lengthy conversation took place about the design of the roads and the drainage of water on them. Mr. Whitman was concerned that the design and drainage of the entrance drive could cause excessive icing in the winter. Mr. Grady and Mr. McGill agreed to add two catch basins along the entrance drive.

Mr. McGill introduced the architectural designs of the buildings, and passed out drawings and renderings. He discussed the various layouts and styles of the different residential buildings, including both the one-unit and two-unit buildings. Some of the buildings are one story high and some are two stories high. Each unit would have a two-car garage.

The board members expressed concern that the rooms marked as “study” on the floor plans could become bedrooms, meaning the two-bedroom units might, in effect, actually be three-bedroom units. Mr. McGill agreed to adjust the designs to eliminate this issue.

Mr. VanRiper said that he felt the positioning of the large building containing the commercial use and apartments is not ideal, because it does not face the street (i.e., the longer side of the building is not parallel to Center St.). Mr. McGill explained that the side of the building facing the street has been designed with the view from the street in mind.

Mr. McGill and some board members discussed the island, with the sign on it, that divides the entrance drive.

Mr. VanRiper and some of the other board members talked with Mr. McGill about how the large building could be redesigned. Ms. Coletta asked if this building could be larger. Mr. McGill said that he would be willing to enlarge the building, which he believes would necessitate going to the Zoning Board of Appeals to alter the variance (regarding the residential-commercial ratio) he received.

Ms. Coletta explained that the board would like to see a project that fulfills the intent of the zoning bylaw as it is written, especially inasmuch as the board is responsible for making decisions on the special permits that are being requested.

Mr. McGill stated that he will look into options for making the commercial building bigger. This led to a discussion between Mr. McGill and several board members about whether he should return to the Zoning Board of Appeals to request an adjustment to the variance he received, and about the purpose of the zoning bylaws regarding mixed use in the Center Protection District. A discussion ensued about how the process of granting variances transpired with the Zoning Board of Appeals, and the issues associated with this.

Nan Gill, an abutter of the project, said that she would like to see a traffic study done for the proposed project, and she noted that the area currently has traffic congestion problems. She also asked if the project would interfere with the sidewalks the town plans to build on Center St. Mr. Whitman gave a description of the process of getting these sidewalks built, and the uncertainties and long timespan involved.

John McKeown, the director of the Pembroke Housing Authority, spoke. He mentioned that the proposed project could cause drainage issues for Kilcommons Drive. He noted that privacy could be a problem, and so screening between the project and Kilcommons Drive would be helpful. He also pointed out that residents of the project, and especially their guests, might be parking on Kilcommons Drive, as this has been a problem with another condominium development nearby.

Mr. McGill explained that the project would include trees and fencing along its border with Kilcommons Drive, and stated that he felt the project provides plenty of parking. Mr. McKeown asked about the possibility of extending the vegetation and/or fencing further along the edge of the project, and Mr. McGill indicated he would be willing to do this.

Mr. Taylor asked about the possibility of a family with three cars. Mr. Whitman asked if the units would have basements, and Mr. McGill said this has not yet been decided yet, but it would be possible. Mr. Whitman noted that without a basement, people tend to use garages for storage rather than for their cars. Mr. Wandell mentioned that another option would be to restrict overnight parking.

Mr. Wandell made a motion to continue the public hearing on March 27, 2017 at 8:00 pm, Mr. VanRiper seconded the motion, and the board voted unanimously in favor.

REVIEW OF ROUTINE ADMINISTRATIVE MATTERS

The board members and Mr. Heins had a back-and-forth discussion about the draft of the proceedings and decision, including the conditions, granting site plan approval for the project at 300 Center St. (Arrow Restaurant).

Mr. Palmieri explained that at the warehouse expansion project at 56 Pembroke Woods Drive, they have adjusted certain details of the grading and drainage during construction, involving the catch basins in particular. Mr. Wandell made a motion that the board approve this field change as a minor modification for the plan for 56 Pembroke Woods Drive, Ms. Coletta seconded the motion, and the board voted unanimously in favor.

DISCUSSION OF TEMPORARY EXPANSION OF PARKING AT WOLVES DEN FIELD HOUSE, 340 OAK STREET

John Poirier came before the board to discuss his proposed temporary expansion of the parking area at the Wolves Den Field House at 340 Oak Street.

Mr. Palmieri, who is working on the engineering for Mr. Poirier for this project, introduced the design of the proposed temporary parking lot, and described it in detail. This would consist of about 100 parking spaces, in addition to the existing parking at the site. Mr. Palmieri explained that this design would improve the drainage on the site, which is currently problematic. The paving would be composed of reclaimed asphalt.

Mr. Taylor asked how many new parking spots would be created by the project, and Mr. Wandell stated it would be 110. Concerns were expressed about the circulation and flow of traffic within the existing parking lot. Mr. Whitman suggested a small divider be placed at the entrance to the existing parking lot (i.e., where it meets Oak St.).

Ms. Coletta asked about a potential problem at one end of the proposed new lot where turning around would be difficult. A discussion ensued about this, and about parking problems there in general. Mr. Palmieri said it would be possible to eliminate a few spaces to allow for easier turning around.

Mr. Wandell made a motion that the board allow the building of temporary parking at the Wolves Den Field House, with improvements in circulation flow from the entrance, and to allow the proper grading and use of four inches of reclaimed asphalt, as indicated on the plan from Merrill Engineering dated March 9, 2017, with a limit of one year beginning March 9, 2017 and ending March 9, 2018.

Mr. Irving seconded the motion. Mr. Whitman and Ms. Coletta voted in favor of the motion, and Mr. Taylor voted against the motion. The motion passed by a vote of four (4) to one (1).

Ms. Coletta emphasized that the board is only giving temporary approval of the expanded parking, and is looking for a long-term solution in the near future.

REVIEW OF ROUTINE ADMINISTRATIVE MATTERS

The board members and Mr. Heins once again discussed the 300 Center St. (Arrow Restaurant) project. Mr. Wandell made a motion that the board's clerk sign the routing slip (building permit) for construction of the fire pit and ramp into the fire pit at 300 Center St. (Arrow Restaurant). Mr. Whitman seconded the motion, and the board voted unanimously in favor. Mr. Irving signed the routing slip (building permit).

Mr. Wandell made a motion that the board accept the minutes of March 6, 2017 as presented, and Mr. Irving seconded the motion. Mr. Whitman and Ms. Coletta voted in favor, and Mr. Taylor abstained since he was not present at that meeting. The motion passed by a vote of four (4) to zero (0), with one person abstaining.

The board decided to sign the proceedings and decision for 300 Center St. (Arrow Restaurant) at this time, so that site plan approval would be officially granted.

Mr. Heins mentioned that the public hearing for the proposed zoning bylaw prohibiting marijuana-related uses will be on April 3. The board members discussed the issues revolving around this proposed bylaw, and whether it represents an overreaction. A particular issue for the board was the conflicts this bylaw could pose with the existing allowed use of medical marijuana. The relevant state and federal laws are also evolving currently.

The board members discussed the process of how proposed zoning bylaws are placed on the warrant for town meeting.

Mr. Heins explained that the proposed moratorium on multifamily housing is not being pursued at this point in time. There was a general discussion about the legal issues relating to any proposed moratorium on new projects.

Mr. Heins gave a brief account of the site walk that recently took place for the proposed 40b project on Water St.

Ms. Coletta made a motion to adjourn the meeting, Mr. Whitman seconded the motion, and the board voted unanimously in favor.

The next regular meeting of the Planning Board will be held on Monday, March 27, 2017 at 7:00 pm.

Respectfully submitted,

Matthew Heins, Planning Board Assistant