

**PEMBROKE PLANNING BOARD MINUTES**  
**TUESDAY, APRIL 19, 2016**

**PRESENT:** Daniel Taylor (Chairman), Rebecca Coletta (Vice-Chairman), Thomas Irving, Paul Whitman, Brian VanRiper, Andrew Wandell, James Noone and Marilyn Zechello.

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

**PUBLIC HEARING FOR ZONING BY-LAW CHANGE FOR THE ANNUAL TOWN MEETING:**

Chairman Daniel Taylor opened the public hearing at 7:30 p.m. for the zoning by-law change by reading the following legal notice:

Notice is hereby given pursuant to M.G.L., Ch. 40A, Sec.5, that the Planning Board will hold a public hearing in the Pembroke Town Hall Veteran's Hearing Room, Lower Level, 100 Center Street, Pembroke, MA 02359 on Tuesday, April 19, 2016 at 7:30 p.m. to hear comments relative to proposed amendment to the Pembroke Zoning By-laws which has been included as an Article on the Warrant for consideration and action at the Annual Town Meeting to be held on Tuesday, May 10, 2016.

Article: 20: To see if the Town will vote to amend the Zoning By-laws of the Town of Pembroke to change Industrial District A and Industrial District B by changing Section IV Use and Dimensional Regulations, Sub-section 5. Industrial District A., D. Dimensional Regulations, to delete:

*3. Minimum Lot Perimeter Ratio: All uses require a minimum lot perimeter ratio greater than forty-four.*

*5. Side Yards: to read: All buildings, structures and paved areas other than parking and access ways shall be set back a minimum of 20 feet (replacing 30 feet) from the lot side lot line. And delete, No building, structure, or paved area shall be erected within thirty feet of the side lot lines.*

*6. Rear Yards: to read: All buildings, structures and paved areas other than parking and access ways shall be set back a minimum of 20 feet (replacing 40 feet) from the rear lot line. And delete, No building, structure, or paved area shall be erected within thirty feet of the side lot lines.*

*13. Coverage: The sum of the ground area of the lot covered, or to be covered, by all buildings or structures and all paved areas, to include walkways, patios, roadways, access ways, turnarounds, loading areas, and parking areas shall not exceed eighty percent (replacing 60 percent) of the total site area. And,*

*Sub-section 5A., Industrial District B., D. Dimensional Regulations, to delete;*

*3. Minimum Lot Perimeter Ratio: All uses require a minimum lot perimeter ratio greater than forty-four.*

Or take any other action relative thereto.

Submitted by the Planning Board

A copy of the full text of the amendment will be available for inspection at the Town Clerk's Office and the Planning Board Office during regular business hours. All parties or corporations interested therein may appear and be heard in relation thereto.

As advertised in the Pembroke Mariner & Express newspaper on Friday, April 1, 2016 and Friday, April 8, 2016.

Mr. Noone noted that there is a typo in the printed copy the Board had. The newspaper copy of the public hearing had the correct type that was advertised.

Mr. Noone questioned the thought process about the wording of paved areas other than parking and access ways. A lengthy discussion was held concerning the wording. In Industrial District A the Front Yards wording is not changing only the Side Yards and Rear Yards have been changed to conform with the wording for Front Yards. If the Board removed paved areas it would not make sense and we are better off staying with the way it is written. Side Yards the only change is 20 feet instead of 30 feet and Rear Yards will be 20 feet instead of 40 feet. The wording (All buildings, structures and paved areas other than parking and access ways) was added to the by-law in the fall town meeting. The Board is trying to provide more flexibility to the Industrial District A to maximize the side and rear yards.

Mr. VanRiper moved, seconded by Mr. Whitman, "That the Planning Board votes to accept the Zoning By-law change for Industrial District A and Industrial District B for the Annual Town Meeting as printed on the warrant." Voted unanimously

Voting Yes in favor: Whitman, VanRiper, Coletta, Irving, Wandell, Noone and Taylor

Opposed: No one

Abstaining: No one

Mr. VanRiper moved, seconded by Mr. Wandell, "That the Planning Board closes the public hearing for the Zoning By-law change for the Annual Town Meeting." Voted unanimously

Old Business:

**ROUTING SLIP FOR 15 FOREST STREET:** Mr. VanRiper moved, seconded by Ms. Coletta, "That the Planning Board votes to have the Clerk sign the routing slip for 15 Forest Street." Voted unanimously

A motion was made and seconded that the Planning Board meeting be adjourned at 8:15 p.m. The next regular meeting of the Planning Board will be held on Monday, April 25, 2016 at 7:00 p.m.

Respectfully submitted,

Marilyn A. Zechello – Planning Board Assistant