

**PEMBROKE PLANNING BOARD MINUTES  
MONDAY, AUGUST 24, 2015**

**PRESENT:** Daniel Taylor (Chairman), Rebecca Coletta (Vice-Chairman), Thomas Irving (Clerk), Brian VanRiper, Paul Whitman, Andrew Wandell, Donald McGill, Susan Conway, Denise MacDonald, Tammy Berardi, Michael Crowley, Brian Taylor and Marilyn Zechello.

**PLANS:**

Informal Site Plan-590 Washington Street-McGill  
Continued Center Protection District Public Hearing-Our Hidden Talents  
Informal Subdivision-Brisan Way Extension-Taylor  
Assisted Living By-law – review-National Development  
Old Business:  
Minutes and Correspondence  
Sign Site Plan for 223 Church Street (Shell Service Station)

Chairman Daniel Taylor opened the meeting by reading the Chairman Statement.

**MINUTES:** Mr. VanRiper moved, seconded by Mr. Irving, “That the Planning Board minutes dated Monday, August 10, 2015 are accepted as printed.” Voted unanimously

**INFORMAL SITE PLAN -590 WASHINGTON STREET:** Mr. McGill came before the Board with a conceptual site plan for 590 Washington Street. He would like to put five 2 unit town homes on the property located next to the Dairy Twist where the commercial buildings collapsed over the winter. The property is a 5 acre lot and only 2.34 acres are upland. He would like to use the same foundation as it exists now within the 40 foot setback. It would be a change in use from commercial to residential. He will be going to the ZBA for a variance and two special permits. A concern of the Board was the entrance to the site as the residents would have to cut across traffic from the road leading to the Dairy Twist to get out on to Route 53 and this could be a safety issue. Mr. McGill stated to close off the entrance and moving it to the other side of the lot he would have to get a curb cut from the State. He may also need a traffic study. He will be applying to the ZBA and then will come back to the Planning Board with a site plan.

**CONTINUED CENTER PROTECTION DISTRICT PUBLIC HEARING-OUR HIDDEN TALENTS-50**

**MATTAKEESETT STREET:** Dan Taylor opened the public hearing by reading the following: “Tonight is Monday, August 24, 2015, this is the continued Center Protection District public hearing for a sign permit for Our Hidden Talents at 50 Mattakeesett Street that was continued from Monday, August 10, 2015”. Denise MacDonald presented a new sign to be placed on the main directory and a letter from the owners, JCP Pembroke Realty Trust, Conway Family, LLC. stating that they had approved the sign to be placed on the main directory using the same colors as before. The colors were selected from the Historical Color Collection and Hubbard Squash and Empire Gold were the colors to be used. Mr. Wandell moved, seconded by Mr. VanRiper, “That the Board votes to approve the sign in the Center Protection District for Our Hidden Talents at 50 Mattakeesett Street as presented.” Voted unanimously Mr. VanRiper moved, seconded by Mr. Wandell, “That the Board closes the Center Protection District public hearing for Our Hidden Talents, 50 Mattakeesett Street, Pembroke, MA 02359.” Voted unanimously

**INFORMAL SUBDIVISION-BRISAN WAY EXTENSION:** Mr. Taylor came before the Board informally to discuss a plan for an extension of Brisan Way. He is designing the plan for a 5 lot subdivision of residential homes. There will be a 20 foot wide paved roadway that will remain private. Brisan Way

was designed with low impact design drainage and this will be low impact drainage as well. There will be sidewalks on one side of the street and he will be asking for several waivers. The developer is also planning on donating the remaining 55 to 60 acres to the town conservation committee. He will be returning with a formal submission to be presented when the plan is completed.

**ASSISTED LIVING BY-LAW REVIEW:** Mr. Crowley came before the Board to discuss the assisted living by-law to be presented at the fall special town meeting. The Board will be making the changes necessary to the Industrial A and the Industrial B Districts to include “assisted living” as an allowed use. A change in the zoning map will be proposed at the town meeting to include parcels Lot F15-5, F15-28 and F15-6. The Board will be scheduling a meeting on Monday, August 31, 2015 at 7:30 p.m. just to work on the by-laws that need to be done for the fall town meeting with no other business that night.

**CORRESPONDENCE:**

The Board reviewed a letter from Casco Engineering dated August 19, 2015. They are working on remodeling Kohl’s Department Store and asked the Board to review and respond as to if a site plan would be needed for the proposed elevation for the front of the building. The Board does not feel a site plan is needed for this project as it is not an expansion of the use.

The Board reviewed an inspection report from Merrill Corporation dated August 24, 2015, concerning Equestrian Estates and items that need to be addressed. The Board is requesting the developer to come in on Monday, September 14, 2015.

The Board signed the plans for Site Plan #SP2-15-223 Church Street (Shell Service Station).

A motion was made and seconded that the Planning Board meeting be adjourned at 8:59 p.m.

The next meeting of the Board will be held on Monday, August 31, 2015 to work on the by-law changes that need to be placed on the warrant for the fall special town meeting to be held on Tuesday, October 27, 2015.

The next regular meeting of the Planning Board will be held on Monday, September 14, 2015 at 7:30 p.m.

Respectfully submitted,

Marilyn A. Zechello – Planning Board Assistant