

PEMBROKE PLANNING BOARD MINUTES
MONDAY, DECEMBER 21, 2015

PRESENT: Daniel Taylor (Chairman), Rebecca Coletta (Vice-Chairman), Thomas Irving (Clerk), Brian VanRiper, Andrew Wandell, John Hanna, Tyler Nims, Mike Ojeh, Brian Murphy and Marilyn Zechello.

PLANS:

Plan #0408-Stone Meadow Farm-Review

Plan #0506-Equestrian Estates-Reduction of Road Bond

Zoning By-law Change-Industrial A

Old Business:

Extensions of Time for Completion-Corporate Park

Corporate Park Extension

Kings Highway Park-242 Washington Street

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

MINUTES: Mr. VanRiper moved, seconded by Mr. Irving, "That the Planning Board minutes dated Monday, December 7, 2015 are accepted as printed." Voted unanimously

PLAN #0408-STONE MEADOW FARM: John Hanna came before the Board with a new cost estimate for his road bond. Tyler Nims had prepared a new estimate in the amount of \$121,000. Mr. Hanna stated that since this new estimate was prepared more work had been done on the subdivision. He stated that more bounds had been placed and asked for a reduction in the cost of the bounds. After a lengthy discussion concerning the remaining items on the cost estimate, the Board granted a reduction in the amount of the road bond to \$115,000. Mr. Hanna requested release of the remaining lots for the subdivision Lots #1, #3 and #4.

Mr. VanRiper moved, seconded by Mr. Irving, "That relative to Plan #0408 entitled Stone Meadow Farm the Board votes to grant the developer's request for release of the remaining Lots #1, #3 and #4 with a reduction in the cost of the road bond pending receipt of a road bond in the amount of \$115,000."

Voted unanimously

A discussion was held concerning the landscaping for the subdivision and the Board would like a Landscape Plan submitted.

PLAN #0506-EQUESTRIAN ESTATES: Mr. Ojeh came before the Board representing Pembroke Capital Partners with a letter requesting a reduction in their road bond account of \$111,670.00 leaving a balance in the account of \$54,513 for the completion of the subdivision.

Mr. VanRiper moved, seconded by Mr. Irving, "That relative to Plan #0506 entitled Equestrian Estates the Board votes to grant the request of the developer for a reduction in the road bond in the amount of \$111,670.00 for work completed in the subdivision leaving a balance of \$54,513.00 in the road bond account." Voted unanimously

ZONING BY-LAW CHANGE FOR INDUSTRIAL DISTRICT A: Brian Murphy owner of Corporate Park came before the Board to talk about possible changes that could be made to the Industrial District A by-law. Corporate Park is coming back with small businesses there are 150 or so businesses in the park. The businesses are mostly 1 to 5 employees. There is a six acre parcel left to be developed. It is zoned Industrial District A and the challenge is the set back in the current zone. The Board informed Mr. Murphy that a change has been made to the current by-law for Industrial District A and Industrial District B. The change is: Front Yards: All buildings, structures, and paved areas other than parking and access ways shall be set back a minimum of sixty feet from the lot line. The change to the by-law was just approved by the Attorney General. A general discussion was held concerning the Oak Street and Church Street area and the lights in the intersection of Oak and Church Street. The Board and Mr. Murphy will be looking into the zoning for this district and if a change in the by-law is needed they would like to put it on the annual town meeting. They gave Mr. Murphy the option of going for a variance with the ZBA or wait for the annual town meeting as a new by-law will be written and submitted.

Correspondence and Old Business:

An Extension of Time for Completion for Site Plan#SP1-09 – 242 Washington Street-Kings Highway Park was received requesting an extension until January 11, 2017.

Mr. Wandell moved, seconded by Mr. VanRiper, “That relative to Site Plan #SP1-09 entitled 242 Washington Street Kings Highway Park the Board grants the request of the developer an Extension of Time for Completion until January 11, 2017.” Voted unanimously

An Extension of Time for Completion for Plan#9628 Corporate Park Extension was received requesting an extension until January 20, 2017.

Mr. Wandell moved, seconded by Mr. VanRiper, “That relative to Plan #9628 entitled Corporate Park Extension the Board grants the request of the developer an Extension of Time for Completion until January 20, 2017.” Voted unanimously

An Extension of Time for Completion for Plan#8940 entitled Corporate Park was received requesting an extension until January 20, 2017.

Mr. Wandell moved, seconded by Mr. VanRiper, “That relative to Plan #8940 entitled Corporate Park the Board grants the request of the developer an Extension of Time for Completion until January 20, 2017.” Voted unanimously

A discussion was held about an inquiry about the M & F Jewelry store from an interested buyer. He stated that he wanted to open a convenience store with alcohol sales. This is a non-conforming property and an increase of traffic was a concern. The traffic is a safety concern as the building intersects with Washington Street (Rt. 53) and Schoosett Street (Rt. 139). The Board is requesting to meet with the potential buyer informally to discuss the use and the safety issue of the traffic.

A motion was made and seconded that the Planning Board meeting be adjourned at 8:45 p.m.

The next regular meeting of the Planning Board will be held on Monday, January 11, 2016 at 7:00 p.m.

Respectfully Submitted,
Marilyn A Zechello-Planning Board Assistant