

**PEMBROKE PLANNING BOARD MINUTES  
MONDAY, JANUARY 12, 2015**

**PRESENT:** Andrew Wandell (Chairman), Thomas Irving (Vice-Chairman), Rebecca Coletta (Clerk), Brian VanRiper, Paul Whitman, Daniel Taylor, Kenneth Fries, John Hanna, William McClellan, Steve Miers, Tony Chen, Paul Rodrigues, Eric Eskander, Darcy and Shawn Kennedy, Bisher Hashem and Marilyn Zechello.

**Plans:**

Site Plan #SP5-13-Panera Bread & Taco Bell-As-built Plan  
Plan #0408-Stone Meadow Farm-Road Bond Review  
Informal Site Plan 254 Church Street-Bagel Shop Drive-thru  
Informal Site Plan 345 Oak Street-Magical Years Day Care  
Informal Site Plan 166 Church Street-Anytime Fitness Center  
Plan #0506 Equestrian Estates-Road Bond and Extension of Time for Completion

**Old Business:**

Plan #0316 The Crossroads-Return of Engineering Account  
Site Plan #SP2-14 South Paws Doggie Day Care Facility sign plan

Extensions of Time for Completions:

242 Washington Street  
Equestrian Estates  
Corporate Park Extension  
Oak Street Subdivision (Corporate Park I)

**MINUTES:** Mr. VanRiper moved, seconded by Mr. Irving, "That the Planning Board minutes of Monday, December 15, 2014 are accepted as printed." Voted unanimously

**SITE PLAN #SP5-13-PANERA BREAD & TACO BELL:** Mr. Kenneth Fries came before the Board to discuss the As-built Plan inspection letter from Merrill Corporation dated January 12, 2014. The Board reviewed the few remaining issues that needed to be addressed with a few remaining items to be addressed in the spring when the work can be performed. A lengthy discussion was held concerning Old Church Street and the small island on the northerly end of the main north-south driveway. The developer stated that Panera Bread was ready to open sometime this week and he was reminder that a traffic study will be done six months after the opening of Panera Bread as per the Conditions of Approval.

Mr. Whitman moved, seconded by Mr. VanRiper, "That relative to Plan #SP5-13 entitled Panera Bread & Taco Bell the Board votes to accept the As-built Site Plan as presented without the added "Keep Right" sign." Voted unanimously

**PLAN #0408-STONE MEADOW FARM:** John Hanna came before the Board to discuss his cost estimate for finishing the road and the remaining items that need to be done. The Board advised him to talk to Tyler Nims about the work remaining to be done. He should contact the DPW concerning a pre-construction meeting with Tyler present. He should also talk to them about the water looping and the easement that has to be secured. The more work you do on the subdivision the cost of the bond will go down. After he places a road bond, the Board will release lots to be built on.

**INFORMAL SITE PLAN FOR 254 CHURCH STREET:** The Board met with Tony Chen and Steve Miers concerning the bagel shop moving into a different store in the building as he would like a drive-thru window. As of the present time, he is located in the middle of the building and will be moving into the corner store soon. The traffic would enter on the entrance side of the building and drive around the

back of the building with the drive-thru speakers placed before the turn to the drive-up window and then exist out to Church Street next to Cumberland Farms. After a lengthy discussion, about how much room there is in the back for the traffic flow and the trucks to park to make deliveries to the rest of the other tenants in the complex. One of the concerns is the signage for the drive-thru that they have to go to the back of the building and not try to drive in front of the building to get to the drive-thru. The applicant stated that the majority of his business is done in the morning so that parking should not be a problem. The Board felt they should walk the property. The Board will be walking the area on Saturday, January 24, 2014 at 9:00 a.m.

**INFORMAL SITE PLAN FOR 166 CHURCH STREET-ANYTIME FITNESS CENTER:** Eric Eskander came before the Board to discuss opening a fitness center in the same building that is the 99 Restaurant. He would lease the vacant space that is in the back of the building. The fitness center will be open 24 hours and will be staffed until 7:00 p.m. The security is to be a keyfob entrance and panic alarms throughout the facility. There is parking in the back with 21 spaces and the area is 4,100 sq. ft. The Board will be walking the site on Saturday, January 24, 2015 at 10:00 a.m. to determine if a site plan is needed as this is an expansion of use for the property.

**INFORMAL SITE PLAN FOR 345 OAK STREET MAGICAL YEARS DAY CARE:** Darcy and Shawn Kennedy came before the Board to discuss the property at 345 Oak Street. They would like to open a Day Care Center at that location. They would demolish the existing building and replace it with a 6,000 sq. ft. building with a playground and parking. It is in Business B zone and it is just over an acre. The Board informed the applicants that they need to show a plan with the setbacks and where the building is going to be placed with the playground. They will then have to go to the Zoning Board of Appeals for their approval and then come back to the Planning Board for site plan approval.

**PLAN #0506-EQUESTRIAN ESTATES:** Mr. Hashem came before the Board to discuss an extension of time for completion, the release of the remaining lots in the subdivision and place a road bond for the remaining work that needs to be done. He requested an extension until June 30, 2016.

Mr. VanRiper moved, seconded by Mr. Irving, "That the Board votes to accept the request of the developer for an Extension of Time for Completion of Equestrian Estates until June 30, 2016" Voted unanimously

Mr. VanRiper moved, seconded by Mr. Irving, "That relative to Plan #0506 entitled Equestrian Estates the Board votes to accept a Road Bond account in the amount of \$166,183.00. This financial security to be used at the discretion of the Planning Board to complete the developer's responsibilities under the rules and regulations of the Planning Board and the conditions of approval." Voted unanimously

Mr. VanRiper moved, seconded by Mr. Taylor, "That relative to Plan #0506 entitled Equestrian Estates the Board release for the Covenant dated October 23, 2006 Lot #3, #4 and #5. Voted unanimously

Mr. Whitman moved, seconded by Mr. Irving, "That the Board votes to have the Clerk sign the routing slips for Lot #3, #4, #5." Voted unanimously

**PLAN #0316-CROSSROADS:** A letter was received from Kevin Sealund requesting that his engineering account be returned to him because the subdivision has been completed and has been accepted at the Special Fall Town Meeting that was held on Tuesday, October 28, 2014.

Mr. Whitman moved, seconded by Mr. Irving, "That relative to Plan #0316 entitled The Crossroads the Board votes to return the sum of \$4,000.00 from the engineering account to the developer as the subdivision has been completed and accepted by the town at the Special Fall Town Meeting that was held on Tuesday, October 28, 2014." Voted unanimously

**SITE PLAN #SP1-09-242 WASHINGTON STREET:** John Tedeschi the developer for 242 Washington Street requested an extension of time for completion of his site plan until January 14, 2016 and the Board

accepted his request.

Mr. VanRiper moved, seconded by Mr. Irving, "That the Planning Board votes to accept the request of the developer for an Extension of Time for Completion until **January 14, 2016.**" Voted unanimously

**PLAN #8940-OAK STREET SUBDIVISION (CORPORATE PARK):** A letter was received from William Murphy, the developer for the Oak Street subdivision requesting an extension of time for completion until January 20, 2017 the Board accepted the request only for a one year extension.

Mr. VanRiper moved, seconded by Mr. Taylor, "That the Planning Board votes to accept the request of the developer for an Extension of Time for Completion until January 20, **2016.**" Voted unanimously

**PLAN #9628-CORPORATE PARK EXTENSION:** A letter was received from William Murphy, the developer for Corporate Park Extension requesting an extension of time for completion until January 20, 2017 the Board accepted the request for only a one year extension.

Mr. VanRiper moved, seconded by Mr. Taylor, "That the Planning Board votes to accept the request of the developer for an Extension of Time for Completion until January 20, **2016.**"

Voted unanimously

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**SITE PLAN #SP2-14-SOUTH PAWS DOGGIE DAY CARE FACILITY:** The Board members signed the site plan.

A motion was made and seconded that the Planning Board meeting be adjourned at 9:25 p.m.

The next regular meeting of the Planning Board will be held on Monday, January 26, 2015 at 7:30 p.m.

Respectfully submitted,

Marilyn A. Zechello-Planning Board Assistant