

**PEMBROKE PLANNING BOARD MINUTES  
MONDAY, JUNE 22, 2015**

**PRESENT:** Daniel Taylor (Chairman), Rebecca Coletta (Vice-Chairman), Thomas Irving (Clerk), Paul Whitman, Brian VanRiper, Richard DeFusco, Angelo Ruo, John Cavanaro, Michael Crowley, Peter Palmieri and Marilyn Zechello.

**PLANS:**

Public Hearing-Site Plan #SP2-15-223 Church Street-Shell Service Station  
Form A Plan #1502-15 Forest Street  
Assisted Living By-law – National Development  
Old Business:  
Minutes and Correspondence

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

**MINUTES:** Mr. Whitman moved, seconded by Ms. Coletta, “That the Planning Board minutes for Monday, June 8, 2015 are accepted as printed.” Voted unanimously

**PUBLIC HEARING FOR SITE PLAN #SP2-15-223 CHURCH STREET-SHELL SERVICE STATION:** Mr. Taylor opened the public hearing by reading the legal notice as follows: “Notice is hereby given that the Planning Board will hold a public hearing on Monday, June 22, 2015 at 7:30 P.M. in the Planning Board Room, Town Hall, Pembroke, MA 02359 on the application of Colbea Enterprises, LLC by Ayoub Engineering, Inc., 414 Benefit Street, Pawtucket, Rhode Island 02861 requesting Site Plan Approval of the Zoning By-laws of the Town of Pembroke Sec., V.,7. Site Plan Approval for the demolition of the existing Shell brand gas station, and the construction of a retail convenience store with accompanying self-service fuel sales. Property is located at 223 Church Street (Route 139) and Old Oak Street, Pembroke, MA 02359, in Business District B as shown on Assessors’ Map G-15, Lot 32.” As advertised in the Pembroke Mariner and Express newspaper on Friday, June 5, 2015 and Friday, June 12, 2015. No abutters were in attendance.  
Mr. Richard DeFusco presented the revised plan June 18, 2015 to the Board that addressed the comments from Merrill Corporation letter dated June 16, 2015. They are planning to raze and rebuild the entire facility. The pumps will be all in one row with new underground storage tanks. The Board reviewed the signage and the storm water system will be redone. A lengthy discussion was held concerning the curb cut on Old Oak Street closest to the intersection with Church Street should be eliminated as they felt it was a safety hazard and should be closed. The developers feel they should leave that driveway because of the tanker trucks that have to make deliveries. The transportation company wants to be as close to the tanks as possible for

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safety issues. The Board felt that the applicant goes back and looks at the issues that were addressed tonight. They want them to look at entrances and the sidewalk to show how and why this driveway cannot be eliminated. The Board voted to continue the public hearing.

Mr. VanRiper moved, seconded by Mr. Irving, “That relative to Site Plan #SP2-15 entitled 223 Church Street the public hearing is to be continued until Monday, July 13, 2015 at 8:00 p.m.” Voted unanimously

**FORM A PLAN 1502 – 15 FOREST STREET:** The Board had granted an extension of time for approval for 90 days and it is to expire on June 23, 2015. The applicant went before Conservation and the Zoning Board of Appeals approved a variance for the side yard requirements to subdivide an existing lot. The

appeal period for this variance is over on June 29, 2015. The Board reviewed the issue of adequate frontage and the lot has adequate frontage.

Ms. Coletta wanted it noted in the record the only issue of concern for the Board to look at is adequate frontage. The applicant will have to return to the Conservation Commission for approval to make this parcel a buildable lot.

Mr. VanRiper moved, seconded by Mr. Irving, "That relative to Plan #1502 Form A for 15 Forest Street the Board approve and will sign the Form A plan on June 30, 2015 pending no appeal."

Voted 4-0-1: Voting in favor: VanRiper, Irving, Coletta and Taylor

Opposed: No one

Abstaining: Whitman

**ASSISTED LIVING BY-LAW-NATIONAL DEVELOPMENT:** Mr. Crowley came before the Board to update and reported that the property that they are looking at which consist of 3 parcels and is 13 plus acres and is under agreement. Notice of Intension will also be filed with the town as it is also subject to 61A. A discussion was held concerning changing the depth of Industrial B going the entire length of the district. Another suggestion was to modify Industrial B by adding the three parcels to Industrial B as they border the district. A change will have to be made to the Zoning Map. The Board had a discussion about just to have assisted living in the Industrial A and Industrial B districts only. The Board will be reviewing and working on the by-law at their next meeting on Monday, July 13, 2015.

**PLAN #0811-DONNA LANE EXTENSION OF TIME FOR COMPLETION:** Mr. Watt, Jr. requested an extension of time for completion for one year for his three lot subdivision at 569 Center Street.

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Mr. Irving moved, seconded by Mr. VanRiper, "That relative to Plan #0811 entitled Donna Lane the Board accepts the request for an Extension of Time for Completion until July 1, 2016." Voted unanimously

**CENTER PROTECTION SIGN FOR 7-11-125 CENTER STREET:** Mr. VanRiper moved, seconded by Mr. Irving, "That the Board sign the routing slip for the sign permit for 125 Center Street." Voted unanimously

A motion was made and seconded that the Planning Board meeting be adjourned at 9:20 p.m.

The next meeting of the Board will be held on Monday, July 13, 2015 at 7:30 p.m.

Respectfully Submitted,

Marilyn A. Zechello – Planning Board Assisted

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