

PEMBROKE PLANNING BOARD MINUTES
MONDAY, MARCH 28, 2016

PRESENT: Rebecca Coletta (Vice-Chairman), Thomas Irving (Clerk), Paul Whitman, Andrew Wandell, Ken Fries, Owen Kelly, Dan Smith, Peter Palmieri and Marilyn Zechello.

PLANS:

Informal Merrill Corporation-Peter Palmieri
Site Plan #SP 3-15 RK Centers Panera Bread & Taco Bell-Ken Fries
Informal 43 Mattakeesett Street-Dan Smith
Old Business:
Minutes & Correspondence
Letourneau Tree Service
Plan #0408-Stone Meadow Farm

Rebecca Coletta (Vice-Chairman) opened the meeting by reading the Chairman's statement.

MINUTES: Mr. Irving moved, seconded by Mr. Wandell, "That the Planning Board minutes dated Tuesday, February 16, 2016 are accepted as printed." Voted unanimously

SITE PLAN #SP3-15-PANERA BREAD & TACO BELL: Mr. Ken Fries came before the Board to update the Board concerning the purchase of Old Church Street. They have purchased the property and cleared the site. The building will be 9,000 sq. ft. on the Lowe's parcel. The septic system goes into the water treatment plant and it has plenty of capacity to handle anything that we have been looking into to build. We will be going into the Zoning Board of Appeals with respect to open space as it will be a modification of an existing variance. The time frame before we can come back with anything will sometime in November is what we are looking at. I will be back in June requesting another extension of time for a new traffic study as our extension expires on June 26, 2016.

INFORMAL WITH PETER PALMIERI FROM MERRILL CORPORATION: Peter Palmieri came before the Board to discuss the process of a 40B project. The Board had concerns about one of the conditions of approval concerning road acceptance. This project clearly does not meet the regulations of the Planning Board. The road is not being built to the standard of the Planning Board Rules and Regulations and the Board will not place this project for road acceptance as 40B projects are private roads and a homeowners association has to maintain the road. After a lengthy discussion, Mr. Kelly informed the Board that a homeowners association will be in place to maintain the roadway.

INFORMAL 43 MATTAKEESETT STREET: Dan Smith came before the Board to expand the secondary building that the Planning Board approved in 2011. He is looking for an addition off the existing barn. This building abuts the rear of Nash's property at 44 Mattakeesett Street. The Nash's wrote a letter stating that they do not have a problem with the building coming closer to their property line. The Board felt that the proposed enclosure is on a footing slab and it is still going to be encroaching on the abutter's property and he should go the ZBA for a variance. He stated that he would like to sell a couple of products in the front of the building because he is in the Center Protection District he would need a special permit for outside display. He will be working on a site plan showing the display of goods and will be back for site plan approval.

A motion was made and seconded that the Planning Board meeting be adjourned at 8:45 p.m. Mr. Irving moved, seconded by Mr. Wandell, "That the Planning Board meeting is reopened as there is still remaining business to be done." Voted unanimously

Old Business:

Letourneau Tree Service has submitted a site plan for work to be done on the property as the original plan needed to be updated. The Board needed to vote on the fees to be charged as this was an update to the plan.

Mr. Wandell moved, seconded by Mr. Irving, "That relative to Letourneau Tree Service located at 446 Washington Street an application fee of \$250.00 be charged for a modified site plan." Voted unanimously

Plan #0408-Stone Meadow Farm: It has been brought to the attention to the Board that the developer has requested another cost estimate inspection concerning a reduction in the road bond account to finish the road. Mr. Whitman moved, seconded by Mr. Irving, "That the Planning Board Assistant send a letter to the developer stating his engineering account has to be brought up to date prior to anymore inspections being scheduled." Voted unanimously

A motion was made and seconded that the Planning Board meeting be adjourned at 9:15 p.m.

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

Respectfully submitted,
Marilyn A. Zechello-Planning Board Assistant