

**PEMBROKE PLANNING BOARD MINUTES
MONDAY, MAY 18, 2015**

PRESENT: Daniel Taylor (Chairman), Rebecca Coletta (Vice-Chairman), Thomas Irving (Clerk), Paul Whitman, Brian VanRiper, James Noone, Andrew Wandell, Michael Crowley, Theo Kindermans, Kathleen Keegan, Robert Rearick and Marilyn Zechello.

PLANS:

Planning Board Re-organization
Informal Assisted Living By-law-Hawthorne Partners
Informal Real Estate Rocks-290 Center Street
Old Business:
Signing Condition of Approval for Site Plan #SP4-13-447 Washington Street

MINUTES: Mr. Wandell moved, seconded by Mr. Irving, "That the Planning Board minutes dated Monday, May 11, 2015 are accepted as printed." Voted unanimously

PLANNING BOARD RE-ORGANIZATION: Mr. Wandell opened the Planning Board meeting for re-organization of the Board.

Mr. Taylor moved, seconded by Mr. VanRiper,
"That the Planning Board re-organizes and considers nominations for the following positions: Chairman, Vice-Chairman, Clerk, and Planning Board Assistant and take any action on the following: Meeting Nights and Signature of Plans." Voted: unanimously

CHAIRMAN:

Mr. Wandell: "Nominations for Chairman are now being accepted."
Mr. Irving nominated Mr. Taylor for Chairman, seconded by Ms. Coletta.
Voted: unanimously

VICE CHAIRMAN:

Mr. Wandell "Nominations for Vice-Chairman are now being accepted."
Mr. Taylor nominated Ms. Coletta for Vice Chairman, seconded by Mr. Irving.
Voted: unanimously

CLERK:

Mr. Wandell: "Nominations for Clerk are now being accepted."
Mr. Whitman nominated Mr. Irving for Clerk, seconded by Mr. VanRiper.
Voted: unanimously

PLANNING BOARD ASSISTANT:

Mr. Irving moved, seconded by Mr. Whitman, "That Marilyn Zechello is retained as Planning Board Assistant at the salary approved at the Annual Town Meeting." Voted: unanimously

MEETING NIGHTS:

Ms. Coletta moved, seconded by Mr. Irving, "That the Planning Board continue to hold its official meetings on the second and fourth Monday of each month and any additional meetings as needed, convening at 7:30 p.m. in the designated Planning Board Room." Voted: unanimously

SIGNING OF PLANS:

Mr. Taylor moved, seconded by Mr. Noone, "That the Chairman, Vice Chairman and Clerk, singularly or collectively, be authorized to sign plans submitted to the Planning Board which are stamped "Not subject to Subdivision Control" and to certify any action of the Board."
Voted: unanimously

Mr. Whitman moved, seconded by Mr. VanRiper, "That all nominations are closed."
Voted: unanimously

INFORMAL ASSISTED LIVING BY-LAW HAWTHORNE PARTNERS AND NATIONAL DEVELOPMENT: Mr. Michael Crowley came before the Board to introduce his company and discuss the possibility of an assisted living facility on Church Street (Route 139) and Cross Street. They are purposing to construct a single story building with 48 units in the Business District B zoning district. Their building will have 3 wings of 16 units with a common area.

They are looking at the Wind River Farm property located on Church Street. This entire building will focus on a "Memory Care" facility because there is such a need for this type of facility, like the ones they have built in Westwood and Hingham that are secure for the residents. The Board felt that this project would be highest and best use for this property with 100% occupancy. After a lengthy discussion, the developer stated that they would like to work closely with the Board to draft this by-law for the fall town meeting. The Board will be meeting again with the developer in 30 days to discuss this further.

INFORMAL REAL ESTATE ROCKS-290 CENTER STREET: Kathleen Keegan came before the Board informally to talk about 290 Center Street as she is in the process of buying the property. This parcel is one acre with a business and a house already on this parcel. She will be moving her real estate office to this location. She stated that the house in the rear uses the same entrance road to the property. Mr. Rearick would also like to move his food truck to that location to be parked along the side of the property line to serve lunch from 11:00 am to 2:00 pm. The Board felt that the parking on site will create a problem as this is a small site for more than one business. Mrs. Keegan stated that there will be an additional eight spaces around the back of the building added to the 17 spaces already there. Mr. Rearick stated that the truck would not be located on the property during the winter months. The truck will be overnight during the seasons that he is open. The Board will require a site plan with a public hearing to be held showing where everything is located and the parking spaces on the property. The Board voted to reduce the submittal fee.

Mr. Whitman moved, seconded by Mr. Noone, "That the Board votes to reduce the submittal fee for the site plan at 290 Center Street to \$250.00." Voted unanimously

Old Business:

The Board signed the Conditions of Approval for Site Plan #SP4-13 at 447 Washington Street.

A motion was made and seconded that the Planning Board meeting be adjourned at 9:10 p.m.

The next regular meeting of the Board will be held on Monday, June 8, 2015 at 7:30 p.m.

Respectfully submitted,

Marilyn A. Zechello – Planning Board Assistant