



**PEMBROKE PLANNING BOARD MINUTES  
MONDAY, AUGUST 8, 2016**

**PRESENT:** Daniel Taylor (Chairman), Rebecca Coletta (Vice-Chairman), Thomas Irving (Clerk), Brian VanRiper (board member), James Noone (board member), Paul Whitman (board member), Andrew Wandell (board member), Matthew Heins (Planning Board Assistant), Eoghan Kelley, Thomas Nolan, David Still and Dana Gleason.

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

**PUBLIC HEARING FOR SITE PLAN #SP5-16 300 CENTER ST.**

Mr. Taylor read the following notice: "Notice is hereby given that the Planning Board will hold a public hearing on Monday, August 8, 2016, at 7 pm in the Planning Board Room, Town Hall, Pembroke, MA 02359 on the application of J.C. Pembroke, LLC, care of James Costello, 38 Parish Farms Rd., East Bridgewater, MA 02333, requesting site plan approval under the zoning bylaws of the Town of Pembroke, Section 5.7, site plan approval for additional patio space next to the deck with a fire pit with additional seating. The property is located in a Business District A zoning district, located at 300 Center St., Pembroke, MA 02359, as shown on the assessor's map C-7 lot 25, as advertised in the Pembroke Mariner & Express on Friday, July 22, 2016, and Friday, July 29, 2016."

The applicant not being present, Rebecca Coletta made a motion to adjourn the public hearing for 10 minutes. James Noone seconded the motion, and the board voted unanimously in favor.

The board discussed a tree that has died on Seltsam Way, and whether or not Dandel Construction will be expected to replace it.

The board discussed the Smith property in the Town Center, and whether equipment is allowed to be stored and/or displayed up front.

The board discussed which member will serve on the Long-Term Revenue and Growth Subcommittee. Board members also discussed issues of budgeting and expenses, and contemplated what sort of budget request the board could submit, and what its future capital needs might be. The board talked about the

idea of using more digital files and scanning hard-copy documents, and thereby reducing the space required for its files.

Mr. Taylor reopened the public hearing. The applicant still was not present, and so Brian VanRiper made a motion to continue the public hearing on August 22, 2016, at 7 pm. Mr. Noone seconded the motion, and the board voted unanimously in favor. The board apologized to the abutters who had come.

Mr. VanRiper expressed concern that there is a building (a single-family house) currently being used for residential purposes on the same lot as the proposed restaurant at 300 Center St.

#### **INFORMAL DISCUSSION OF PROPERTY ON MATTAKEESETT ST. WITH DANA GLEASON**

Mr. Gleason is considering purchasing a property on Mattakeesett St. which currently has a house on it, and wondered what its possibilities are for development. The board and Mr. Gleason discussed the lot's limitations, its history, and the surrounding properties. There was also a general discussion of the issues surrounding "pork chop" lots. The board and Mr. Gleason talked about what could be done with the house, and whether rebuilding or expanding it would be allowable.

#### **APPOINTMENT OF A REPRESENTATIVE TO THE LONG-TERM REVENUE GROWTH SUBCOMMITTEE**

The board discussed the purpose of the long-term revenue growth subcommittee, and which board member should serve on it. It was agreed that Ms. Coletta is the board member most interested in the position. Andrew Wandell made a motion that the board appoint Rebecca Coletta to be the Planning Board's representative on the long-term revenue growth subcommittee. Paul Whitman seconded the motion, and the board voted unanimously in favor.

The board discussed the Equestrian Estates subdivision nearing the end of construction, and when its as-built drawings will be ready. There was also a discussion of an easement nearby, whether the abutting landowner intends to begin using it for access, and if it will become a road someday. The board talked about how close Equestrian Estates is to completion, whether its roadway is ready to be accepted by the town, and what the relevant deadlines are.

The board returned to the topic of long-term revenue growth. Mr. VanRiper talked about the important role that planning and zoning play in generating revenue for the town. The board considered whether a hotel, or some other revenue-generating use, could occupy a site near the Route 3 interchange. Various board members talked about some of the parcels in this area, and their potential for development. The board also discussed development options in some other parts of Pembroke.

#### **PROPOSED ROADWAY ACCEPTANCES FOR EQUESTRIAN ESTATES**

Eoghan Kelley arrived, with as-built drawings of the Equestrian Estates roadways, Equestrian Way and Pheasant Lane. A conversation ensued between the board members and Mr. Kelley about how the

process of potential road acceptance should proceed. This segued into a discussion of what construction work still needs to be done at Equestrian Estates, and several board members described certain items that need to be completed or corrected before the roads could be considered for acceptance.

Looking at the drawings, Mr. Noone pointed out that they were missing certain required information. Mr. Kelley agreed to have the engineers make the necessary changes, and said he would submit new drawings.

#### **DISCUSSION OF MIXED-USE ZONING**

The board discussed issues relating to the mixed-use zoning category in the Center Protection District, and whether this mixed use should be removed from the zoning bylaws. The board agreed to deal with this in more detail at its next meeting.

Mr. VanRiper made a motion to adjourn the meeting. Ms. Coletta seconded the motion, and the board voted unanimously in favor.

The next regular meeting of the Planning Board will be held Monday, August 22, 2016, at 7:00 p.m.

Respectfully submitted,

Matthew Heins, Planning Board Assistant