



**PEMBROKE PLANNING BOARD MINUTES
MONDAY, SEPTEMBER 12, 2016**

PRESENT: Daniel Taylor (Chairman), Rebecca Coletta (Vice-Chairman), Thomas Irving (Clerk), Brian VanRiper (Board Member), Andrew Wandell (Board Member), Paul Whitman (Board Member), Matthew Heins (Planning Board Assistant), Robert Clarke (Conservation Commission Field Agent), Peter Palmieri, James Costello, Dennis Dunphy, Megan Buhr, Heather O’Gorman, Kimberly Wallace, Evan Tsoumbarros, Thomas Kapourelakos, Adilson Silveira-Baptista, Donald Moberg, Adam Laware, Susan Roche, Anna Seery, Eoghan Kelley, David Dirubbo, Kurt Raber and Richard (Rick) Grady.

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: “This is a continuation of the public hearing from August 22, 2016, for site plan #SP5-16 at 300 Center St.”

Mr. Dunphy explained that Mr. Grady is working on site plan drawings for the site. Since these drawings had not yet been provided to the board, Mr. Palmieri or Mr. Heins, and Mr. Grady was not present, there was no reason to continue with the public hearing at this point in time. Mr. Wandell made a motion to adjourn the public hearing for 10 minutes, Mr. Irving seconded the motion, and the board voted unanimously in favor.

APPROVAL OF THE MINUTES FOR PREVIOUS MEETINGS

Mr. Wandell made a motion to accept the minutes of Monday, July 25, 2016, as presented, Ms. Coletta seconded the motion, and the board voted unanimously in favor.

Mr. Wandell made a motion to accept the minutes of Monday, August 8, 2016, as presented, Ms. Coletta seconded the motion, and the board voted unanimously in favor.

Mr. Irving made a motion to accept the minutes of Monday, August 22, 2016, as presented, Ms. Coletta seconded the motion, and the board voted unanimously in favor.

EXTENSION OF COMPLETION FOR PLAN #0408 STONE MEADOW FARM

John Hanna, developer of the Stone Meadow Farm subdivision, plan #0408, had presented a request for extension of completion until September 6, 2017. Mr. Whitman made a motion to accept the request, Mr. Wandell seconded the motion, and the board voted unanimously in favor.

DISCUSSION OF SOLAR POWER PROJECT

The board and Mr. Heins discussed the solar power project planned for the former Hobomock landfill site, and the anticipated process of site plan review and public hearings.

EXTENSION OF TRAFFIC STUDY DEADLINE FOR RK CENTERS

The board discussed the ongoing traffic study for RK Centers, which was due September 26. Ken Fries of RK Centers stated in an email that the study will be done in late October. Mr. Irving made a motion to extend the deadline to November 7, 2016, Mr. Wandell seconded the motion, and the board voted unanimously in favor.

LAKEVIEW 365 SCHOOL ST. PROPOSED SUBDIVISION

The board discussed the proposed "Lakeview" subdivision at 365 School Street, which was initially submitted with a Form B. Ms. Coletta made a motion that the board reject the plans submitted for incompleteness and because they show insufficient frontage for each of the lots, without prejudice for resubmittal, and with full refund of the fees submitted as they were not spent on engineering reviews. Mr. VanRiper seconded the motion, Mr. Taylor, Mr. Whitman and Mr. Irving voted in favor, and Mr. Wandell abstained. The motion passed.

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

Mr. Whitman made a motion to reopen the public hearing for site plan #SP5-16 at 300 Center Street, Mr. VanRiper seconded the motion, and the board voted unanimously in favor. Mr. Grady was still not present, and there were no drawings to review. Given that the original 60-day deadline is almost over, the board suggested that Mr. Dunphy should submit a request in writing to extend the deadline for approval to November 14, and he agreed. Ms. Coletta made a motion that the board accept the extension request to November 14, and that the public hearing be continued on September 26 at 7 pm. Mr. VanRiper seconded the motion, and the board voted unanimously in favor.

DISCUSSION OF ATHENAEUM LEARNING CENTER ACTIVITIES

Ms. Buhr, the head of the Athenaeum Learning Center, gave a brief presentation of the school's purpose, what changes were made in the wooded area on the rear portion of the lot, and what activities

the school is doing in that area. She explained that the school is in the process of applying for its nonprofit status. The board members and Ms. Buhr discussed the Dover Amendment, which, it would seem, allows a school use in a residential zone. The board also discussed whether a formal site plan review is necessary, given that the use has been expanded and changes are being made to the site.

Three abutters spoke. Mr. Moberg explained his concerns about the scope of work, safety of the schoolchildren, noise, and whether or not site plan reviews were ever carried out for the changing uses over time at the site. Mr. Silveira-Baptista echoed those concerns, and expressed worry about the children going all the way to the edge of the property. Mr. Laware emphasized that he feels the safety of the schoolchildren is a serious issue.

Ms. Coletta discussed the importance of the site plan review process, and the board had a general discussion of site plan review and the site's history. Several board members wished to walk the site, and so the board decided to do a site walk on Saturday, September 17, at 9:30 am.

The board and Ms. Wallace discussed the need to see previous site plan review drawings of the site.

EXTENSION FOR SITE PLAN #SP2-06 PEMBROKE RECREATION MATTAKEESETT BALL FIELDS

Ms. Roche, of the Pembroke Recreation Department, discussed the ongoing and future work at the Mattakeesett Ball Fields. The board members talked about various aspects of the site and the project. Mr. Whitman made a motion to grant an extension of completion for two years, until October 14, 2018, Mr. VanRiper seconded the motion, and the board voted unanimously in favor.

DISCUSSION OF COUNCIL ON AGING BUILDING AND POSSIBLE RAMP

Ms. Seery, who runs the Pembroke Council on Aging, discussed the challenge of entry at the building's front door and the hazard of tripping, especially for seniors. She would like to build a ramp or find some other solution to this problem. However, the building's location within the historical district creates certain limits on what can be done to it: a ramp on the side or the rear is allowed, but a ramp in front is typically not allowed. The board had a discussion of the issues associated with the building and the historical district.

DISCUSSION OF BUILDING ALTERATIONS AT 38 WASHINGTON ST.

Mr. Dirubbo (the owner) and Mr. Raber (the architect) described their planned modifications to an existing building at 38 Washington Street. They propose to adjust the slope of the roof (but not to change the ridgeline) so as to create more headroom and windows in certain areas. The building's square footage will not change, and the site will not change. The board, Mr. Dirubbo and Mr. Raber discussed the project. The board concluded that the project does not constitute a sufficient alteration or change to warrant a site plan review. Ms. Coletta made a motion that the record reflect that the Planning Board has determined that the modifications shown at 38 Washington St. do not necessitate a

full site plan review because these modifications will have minimal impact on the site. Mr. Wandell seconded the motion, Mr. Taylor, Mr. VanRiper and Mr. Irving voted in favor, Mr. Whitman abstained, and the motion passed.

DISCUSSION OF REMAINING WORK AND ROADWAY ACCEPTANCE AT PLAN #0506 EQUESTRIAN ESTATES

The board and Eoghan Kelley talked about the work remaining to be done at the Equestrian Estates subdivision, plan #0506, and the process of roadway acceptance for the town to take ownership of the roads there. There was an extended back-and-forth discussion of how roadway acceptance is done and why the new roads at Equestrian Estates won't be able to get on the town warrant for the fall. A conversation ensued about the construction work left to be completed, and a fence that is on an adjacent property which will probably need to be moved.

DRAWING OF EXISTING CONDITIONS FOR SITE PLAN #SP5-16 300 CENTER ST.

Mr. Grady arrived with the drawing of existing conditions for the site at 300 Center Street. Since the public hearing for #SP5-16 300 Center Street had already been continued to September 26, there was no discussion of the project, but Mr. Grady dropped off the drawings with the Planning Board and Mr. Palmieri.

DISCUSSION OF SITE PLAN REVIEW

The board and Mr. Heins had a general discussion of site plan review, and what factors or changes trigger the need for the site plan review process to take place. This led to a broader conversation about issues relating to site plan review, and how some projects that should go to site plan review actually do not.

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

The next regular meeting of the Planning Board will be held Monday, September 26, 2016, at 7:00 p.m.

Respectfully submitted,

Matthew Heins, Planning Board Assistant