

PEMBROKE PLANNING BOARD MINUTES
MONDAY, SEPTEMBER 28, 2015

PRESENT: Daniel Taylor (Chairman), Rebecca Coletta (Vice-Chairman), Thomas Irving (Clerk), Brian VanRiper, Paul Whitman, Andrew Wandell, Susan Roche, Kevin Sullivan, Peter Tamborella, Susan Teagan, Atty. Robert Galvin, Steve Meirs, Douglas Letourneau and Marilyn Zechello.

PLANS:

Site Plan #SP2-06-Pembroke Recreation Committee-Baseball Fields

Site Plan #SP1-15-254 Church Street

Assisted Living Zoning By-law

Informal Site Plan That Bloomin Place

Informal Site Plan #SP9-05 Letourneau Tree Service

Old Business:

Sign Routing Slip for Lot #2 Emily Way

Discussion on replacing trees in Crescent Hill Farm Estates

Correspondence from ZBA concerning Copperwood Circle Comprehensive Permit

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

MINUTES: Mr. Wandell moved, seconded by Mr. Irving, "That the Planning Board minutes dated Monday, August 31, 2015 are accepted as printed." Voted unanimously

Mr. Wandell moved, seconded by Mr. Irving, "That the Planning Board minutes dated Monday, September 14, 2015 are accepted as printed." Voted unanimously

Mr. VanRiper moved, seconded by Mr. Irving, "That the Planning Board minutes for the site walk dated Sunday, September 20, 2015 are accepted as printed." Voted unanimously

SITE PLAN #SP2-06-PEMBROKE RECREATION COMMITTEE: Susan Roche came before the Board with a plan showing a change to the entrance way to the ballfields. We are currently working on the site plan drawing from 2005. The revised plan shows where wooden guardrails will be placed with gates. There are two sets of gates and they will be locked during closed hours. The reason for putting guardrails with gates is to preserve the investment that has been made to the fields as cars have been driving over areas and ripping up the area. I am here tonight asking that the Board approves the modification to the plan.

Mr. Irving moved, seconded by Ms. Coletta, "That relative to Site Plan #SP2-06 the Board votes to accept the modification of the plan for the guardrails and the gates dated September 28, 2015, as shown on the plan." Voted unanimously

ASSISTED LIVING BY-LAW: Mr. Sullivan from National Development came before the Board to talk about what would be required from him concerning the public hearing to be held on Tuesday, October 6, 2015

for the by-law change. A lengthy discussion was held about the wording as to the lots that would be included into Industrial B. There are three lots behind that are clearly in Residence A and it was a concern as to if these should be stated in the by-law as they are excluded.

This is not a huge expansion of use as medical facilities are already an allowed use in this district and we are adding assisted living facilities as this is more of a residential use in this district.

Mr. Sullivan showed the conceptual plans to the Board that he will be bringing to the public hearing.

This will be a 48 unit building for “memory care” with a 24 hour staff and will be good tax revenue for the town. The Board will open the meeting and Mr. Sullivan will give a presentation of the project.

The public hearing will be held on Tuesday, October 6, 2015 at 7:30 p.m. in the Veteran’s Hall and will be televised on cable and run on air a few times before town meeting.

SITE PLAN THAT BLOOMIN PLACE: Atty. Galvin came before the Board with a revised plan showing the changes that were discuss at the site walk that needed to be done to the original site plan of 2001. The revised plan shows a turnaround in the property instead of the trucks backing into the property off Washington Street. We have supplemented the plantings between property lines as there has been a modest change to the plan. Zoning Board wanted us to show the Planning Board the amendments made to the site plan. Base on the plan does it need a minor or modification which would require public hearing. The Board would like to see a sign posted at the entrance of the road “service entrance”. Mr. VanRiper made a motion that this be considered a minor modification of the original site plan of 2001 as this plan reflects the current conditions that are acceptable and does not require a full site plan approval.

Mr. VanRiper moved, seconded by Mr. Wandell, “That relative to That Bloomin Place that the Board votes that this plan dated September 22, 2015 be considered a minor modification of a previous approved plan.” Voted unanimously

Mr. VanRiper moved, seconded by Mr. Wandell, “That the Board approves the site plan minor modification for That Bloomin Place Too, 427 Washington Street dated September 22, 2015 be approved as submitted and that the applicant agrees to go to the State Highway for approval of the opening on Washington Street as a 24 foot wide opening as shown on the northeast corner of the lot and will submit to the Planning Board the approval documents of the Massachusetts State Highway.” Voted unanimously

SITE PLAN #SP1-15 254 CHURCH STREET: Mr. Meirs came before the Board with his letter of commitment from the bank and a signed contract with TK Paving to repave and restripe the parking lot at 254 Church Street. The Board wanted documentation with the date that is would start. Mr. Meirs stated that he would be in within the next couple of days with that information.

Mr. Wandell moved, seconded by Mr. Irving, “That the Board moves that the Building Inspector to provide the occupancy permit drive-thru window for Gunther Tooties at 254 Church Street base on the information we received tonight with a start date of October 19, 2015 for the asphalt work to be done.” Voted unanimously

SITE PLAN #SP9-05-LETOURNEAU TREET SERVICE: Mr. Letourneau was granted site plan approval about 10 years ago that he never completed due to the economy and he let the site plan expire. He now has

to replace the original old building that was on the property as it collapsed during the winter. The new building is going to be smaller it is 60' by 75' which is smaller than the original proposed building. He will now have to submit a new site plan. He will need a variance for the setback from ZBA and he will have to go to before the Conservation Commission.

OLD BUSINESS:

A letter was received from Frank Baldassini, Chairman of the ZBA concerning Copperwood Circle Comprehensive Permit requesting assistance in the requirements in the construction of subdivision roadways. The proposal is the construction of a lengthy road that will be developed in accordance with a subdivision roadway. This proposal is for forty (40) homes and the developer wants this project to be accepted as a town way when it finished. Comprehensive Permits are not built to the standards of Subdivision Rules and Regulations. A copy of the Subdivision Rules and Regulations will be given to the ZBA and if they would like have a designed person from the Board to attend.

Mr. Irving moved, seconded by Mr. Wandell, "That the Board moves to give a copy of the Subdivision Rules and Regulation to the Zoning Board of Appeals and if they would like a designed member of the Planning Board to attend their meetings concerning Copperwood Circle." Voted unanimously

A routing slip for the subdivision Plan #0408 entitled Stone Meadow Farm for Lot #2 Emily's Way was submitted. The Planning Board had released Lot #2 from the covenant.

Mr. Wandell moved, seconded by Ms. Coletta, "That the Planning Board votes to have the Clerk sign the routing slip for Lot #2 Emily's Way." Voted unanimously

The trees have to be replaced in the subdivision entitled Crescent Hill Farm and the Board is holding money for the replacement. As this is the time of year to replace them, the Board will be replacing 45 trees. Estimates will be accepted by the Board for the cost of replacing these trees before the winter.

Mr. Whitman moved, seconded by Mr. Irving, "The Board votes to replace the trees and accept no fewer than three bids for the cost of replacing the trees." Voted unanimously

A motion was made and seconded that the Planning Board meeting be adjourned at 10:15 p.m.

The next meeting of the Planning Board will be the public hearing for the Zoning By-law for Assisted Living to be held on Tuesday, October 6, 2015 at 7:30 p.m.

Respectfully Submitted,

Marilyn A. Zechello – Planning Board Assistant