

ZONING BOARD OF APPEALS / TOWN OF PEMBROKE

MEETING MINUTES: APRIL 24, 2023

LOCATION: Room 6 (Veterans Hall), Pembroke Town Hall

STARTING TIME: 7:00 pm

BOARD MEMBERS PRESENT: Christopher McGrail (Vice-Chairman), Fraser Townley (Alternate), and Louis Christian Carpenter (Alternate).

BOARD MEMBERS ABSENT: Frederick Casavant (Chairman), John Grenier (Clerk), and Arthur Boyle (Alternate).

ALSO PRESENT: Matthew Heins (Planning Board Assistant), Kevin O’Callaghan, Matthew Mitchell, and others.

OPENING THE MEETING

Mr. McGrail opened the meeting by reading the Chairman’s statement: “Please note that this meeting is being made available to the public through an audio recording which will be used to ensure an accurate record of proceedings produced in the minutes of the meeting. All comments made in open session will be recorded.”

PUBLIC HEARING FOR CASE #1-23 COMPREHENSIVE PERMIT FOR MATTAKEESETT VILLAGE 40B HOUSING PROJECT AT 7 & 15 MATTAKEESETT STREET

Mr. McGrail reopened the public hearing (continued from February 27, 2023) on the application of Bristol Bros. Development Corp. for a comprehensive permit pursuant to M.G.L. Chapter 40B. The project, titled “Mattakeesett Village,” consists of two buildings and contains 66 residential units in total (46 one-bedroom units and 20 two-bedroom units), of which a certain percentage shall be restricted as affordable for low- or moderate-income persons or families, on a site of approximately 3.27 acres. The project is located at 7 and 15 Mattakeesett Street, Pembroke, MA 02359, in the Center Protection District and Residence District A, as shown on Assessors’ Map C9, Lots 14 and 15. A copy of the application is available in the Office of the Planning Board at Pembroke Town Hall.

Mr. Heins explained that the applicant had requested the public hearing be immediately continued to a future date since the design was being revised. A short conversation followed.

Mr. McGrail made a motion to continue the public hearing for Case #1-23 to May 15, 2023, at 7:15 pm. Mr. Carpenter seconded the motion, and the board voted unanimously in favor.

VOTE TO EXTEND EXPIRATION DATE OF VARIANCES AND SPECIAL PERMIT FOR CASE #7-22 AT 80 MONROE STREET

Kevin O’Callaghan came before the board to request that the board vote to extend the expiration date of the variances and special permit previously granted for Case #7-22 at 80 Monroe Street.

Mr. O’Callaghan explained that he had just submitted the application for a building permit for this project, but he wanted to extend the deadline just in case.

Mr. McGrail made a motion that the board extend the expiration date of the variances and special permit for Case #7-22 at 80 Monroe Street to May 25, 2024. Mr. Carpenter seconded the motion, and the board voted unanimously in favor.

VOTE TO EXTEND EXPIRATION DATE OF VARIANCE FOR CASE #4-22 AT 715 WASHINGTON STREET

Matthew Mitchell, the attorney representing the project, came before the board to request that the board vote to extend the expiration date of the variance previously granted for Case #4-22 at 715 Washington Street.

Mr. Mitchell explained that the variance had been appealed to land court, but the litigation was now complete and the project could advance. Due to the litigation, the expiration date had been tolled by a certain number of days, but Mr. Mitchell said they wanted to be cautious and thorough, and thus were requesting the extension.

A brief discussion took place.

Mr. McGrail made a motion that the board extend the expiration date of the variance for Case #4-22 at 715 Washington Street from May 16, 2023, due to extensive litigation and appeals lasting 275 days, to August 17, 2024. Mr. Carpenter seconded the motion, and the board voted unanimously in favor.

ADMINISTRATIVE ACTIONS

Mr. McGrail made a motion to approve the minutes of February 27, 2023, Mr. Carpenter seconded the motion, and the board voted unanimously in favor.

The meeting was adjourned.