



PEMBROKE PLANNING BOARD MINUTES

MONDAY, DECEMBER 3, 2018

BOARD MEMBERS PRESENT: Rebecca Coletta (Chairman), Andrew Wandell (Vice-Chairman), Thomas Irving (Clerk), John Scholl, Daniel Smith, Jr., and Daniel Taylor.

BOARD MEMBERS ABSENT: James Noone.

OTHERS PRESENT: Matthew Heins (Planning Board Assistant), Todd Szymczak, Daniel Trabucco (Board of Selectmen), Richard Henderson, John Tedeschi, Bijan Mehr and others.

Chairman Rebecca Coletta opened the meeting by reading the Chairman's statement.

DISCUSSION ABOUT POSSIBLE CONSTRUCTION OF SMALL PARKING AREA, SHED AND STRUCTURE AT NORTH RIVER COMMUNITY CHURCH

Todd Szymczak, the executive pastor of North River Community Church, came before the board to discuss the possible construction of a small parking area, a shed adjacent to it, and a roof structure enclosing them, on the church property at 334 Old Oak Street in the Industrial B Zone and Adult Use Overlay Zone.

Mr. Szymczak explained that the church has a trailer which is used to serve the community, and they want to build a parking pad for it, which would be 12 feet wide and 36 feet long, and made of recycled asphalt. The parking pad would be located off an existing access drive behind the building. Behind this parking pad, they would build an 8-foot by 10-foot shed for storage. Subsequently they would build a roof structure, open-air without walls and supported by posts and beams, to cover both the parking pad and shed. An electrical connection would be extended to the parking pad and shed.

The board and Mr. Szymczak discussed the project and the process by which it may move forward, and whether it could be considered a minor modification of an existing site plan. The existing building was proposed and constructed in the late 1990s and/or early 2000s. Mr. Szymczak said that he could retrieve the drawings and other documents of the original site plan, as suggested by the board. The board agreed to have Mr. Szymczak come before the board again in two weeks.

REVIEW OF ROUTINE ADMINISTRATIVE MATTERS

Daniel Trabucco, a member of the Board of Selectmen, came before the board to discuss appointing a new delegate for the town to the Old Colony Planning Council (OCPC). Mr. Trabucco is the current delegate, but does not have enough time to fill the role. Typically OCPC-related matters are within the province of the Planning Board, and hence Mr. Trabucco wanted to get the board's input, even

though it's the Board of Selectmen that has the authority to appoint the delegate. He explained that Leonard Ruszczyk, a retired engineer who lives in Pembroke, is interested in being the new delegate.

The board and Mr. Trabucco discussed the position of delegate to OCPC, what OCPC does in general, and how it benefits the town. Mr. Trabucco explained that Mr. Ruszczyk would like to meet with the board, and it was agreed that Mr. Ruszczyk would get in touch with Mr. Heins to set up a day and time for this during a regularly scheduled board meeting.

DISCUSSION ABOUT POSSIBLE CONSTRUCTION OF NEW COMMERCIAL BUILDING TO COMPLETE SITE PLAN #SP1-09 KING'S HIGHWAY PARK AT 242-246 WASHINGTON STREET

John Tedeschi, Richard Henderson and Bijan Mehr came before the board to discuss the possible construction of a new commercial building to complete Site Plan #SP1-09 King's Highway Park at 242-246 Washington Street, in the Residential-Commercial Zone, the Residential A Zone and the Historic District Overlay. Mr. Tedeschi is the developer of the project, Mr. Henderson is his attorney, and Mr. Mehr owns an adjacent property and is interested in being involved in the operation and/or ownership of the new building.

Mr. Tedeschi described the project and its current status. Most of the site plan was completed, including the buildings set back from the street that house modular bays for contractors and other occupants, but this one building near the street hasn't yet been constructed.

Mr. Tedeschi and Mr. Mehr explained that the building they would like to build would be identical, on the outside, to what was originally proposed in the approved site plan. The interior use might differ from what was originally envisioned, but would be a type of use allowed for that zoning district. The board and Mr. Tedeschi examined the original engineering drawings for the site plan, as well as the decision granting site plan approval. Mr. Henderson described legal options for how the new building could be owned or controlled by Mr. Mehr.

Mr. Tedeschi explained that the older building on the property dates to 1660, and has a great deal of historical significance. As a historic building it cannot be removed. The board and Mr. Tedeschi discussed what possible business could occupy the projected new building, based on the zoning bylaws and the original site plan.

Ms. Coletta noted that the deadline for completion of the site plan was coming soon in January. Mr. Tedeschi signed a form, which Mr. Heins prepared, officially requesting that the deadline be extended a year.

Mr. Wandell made a motion that, at the request of the developer of Site Plan #SP1-09 King's Highway Park, the board grant an extension of the deadline for completion until January 11, 2020. Mr. Taylor seconded the motion, and the board voted unanimously in favor.

REVIEW OF ROUTINE ADMINISTRATIVE MATTERS

The board discussed the Zoning Board of Appeals (Z.B.A.) public hearing about to take place, for variances being requested for the former site plan of the mixed-use project at 204 Center Street.

The board members talked about the previous executive session minutes that the board was about to review and approve in an executive session, and agreed that Mr. Smith should not be present during the executive session.

It was decided that Mr. Smith would attend the Z.B.A.'s public hearing for 204 Center Street, and would have the option to mention certain concerns of the Planning Board. Mr. Smith left the room.

ENTERING EXECUTIVE SESSION

Ms. Coletta stated that the Planning Board would enter Executive Session pursuant to G.L. c. 30A, Section 21(a)(7) to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements. Specifically, the Board would review and seek to approve previous executive session minutes.

Mr. Taylor made a motion that the board go into executive session, and Mr. Wandell seconded the motion.

The board voted by roll call on whether to enter executive session:

John Scholl: yes

Daniel Taylor: yes

Thomas Irving: yes

Andrew Wandell: yes

Rebecca Coletta: yes

The motion passed.

Ms. Coletta stated that the board would return to open session at the conclusion of the executive session.

No members of the public being present, it was not necessary to ask anyone to leave the room. All recording devices were turned off.

The board entered executive session.

The minutes of executive session are a separate document.

REVIEW OF ROUTINE ADMINISTRATIVE MATTERS

Upon returning to open session from executive session, the board went back to routine administrative matters.

Mr. Taylor made a motion that the board approve the minutes for November 19, 2018, Mr. Scholl seconded the motion, and the board voted unanimously in favor.

The board discussed the schedule of upcoming board meetings, and went over certain items anticipated at the meetings.

Ms. Coletta mentioned that the town's Housing Production Plan, previously approved by the board, was approved by the state's Department of Housing and Community Development. This led to a conversation among the board members about zoning and land use along Route 53.

Ms. Coletta noted that the new layer of town-owned land and open space is now shown on the Assessors' online map. The board discussed the Assessors' maps in general.

The board and Mr. Heins conversed about whether to pursue putting digital files of application materials, including engineering drawings and other documents, on the town's website.

Mr. Heins explained that in his job he is now helping with some of the work related to the Z.B.A., and the board members discussed this situation.

Mr. Smith briefly returned to the meeting, and then went back to the Z.B.A.'s public hearing for 204 Center Street.

The board conversed about the zoning in the Center Protection District and the land uses there, and also talked about the property slightly south of this area at 300 Center Street formerly the site of Arrow Restaurant. A discussion ensued about various zoning districts, properties and projects in Pembroke.

Ms. Coletta explained that a new application was received by the Z.B.A. for the proposed River Marsh Village 40b project on Water Street, and that input and comments were being requested from other departments and boards, including the Planning Board. The board discussed the project and the problems it raises.

Mr. Taylor made a motion to adjourn the meeting, Mr. Irving seconded the motion, and the board voted unanimously in favor.

Respectfully submitted,

Matthew Heins, Planning Board Assistant