



## **PEMBROKE PLANNING BOARD MINUTES**

**MONDAY, OCTOBER 7, 2019**

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

**BOARD MEMBERS ABSENT:** Daniel Taylor.

**OTHERS PRESENT:** Matthew Heins (Planning Board Assistant), Gary Trongone, Daniel Murphy, Bijan Mehr, Brandon Gulnick, and others.

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

### **DISCUSSION ABOUT POSSIBLE USES OF TOWN-OWNED PROPERTY AT 660 WASHINGTON STREET**

The board discussed possible future uses of a town-owned property at 660 Washington Street (a.k.a. 0 Washington Street), which is Assessors Map F9 Lot 1, in the Residential-Commercial District. Mr. Heins explained that the town is considering the option of selling the property.

The board members talked about the property and the possible uses that could be located there. Mr. Wandell noted that assisted living could be an ideal use, and other options for the land were also discussed, including a police or fire station. The long-term financial implications of different uses were discussed, and the issue of the brook running through the land was mentioned.

It was agreed to discuss the topic in more detail with Town Manager Edwin Thorne in executive session on October 21, 2019.

### **DISCUSSION ABOUT ONGOING CONSTRUCTION OF SITE PLAN #SP5-18 URGENT CARE FACILITY AT 296 OLD OAK STREET**

The board talked about the ongoing construction of Site Plan #SP5-18 Urgent Care Facility at 296 Old Oak Street in Business District B, which is nearing completion, and considered how and when to support the issuance of a certificate of occupancy. The board members also discussed the size of the signage on the building, which is very large and has triggered some complaints from the public.

### **DECISION TO WAIVE REQUIREMENT FOR SITE PLAN REVIEW FOR PROPOSED EXPANSION OF WAREHOUSE AND OFFICE BUILDING AT 7 RIVERSIDE DRIVE**

Daniel Murphy and Gary Trongone came before the board to discuss the proposed expansion of a warehouse and office building at 7 Riverside Drive. Mr. Murphy is the owner and/or occupant of the

property, and Mr. Trongone would be involved in the project's construction. They had previously discussed the project with the board on September 30, 2019. The proposed expansion would be on an existing foundation and slab, where a portion of the building once stood before a heavy snowfall caused it to collapse. It would be a small expansion compared to the size of the entire building, which is about 19,000 square feet. Since the foundation and slab are currently existing, the expansion would not alter the site's stormwater drainage. The project would not involve any change of use.

Mr. Wandell made a motion that the board waive the requirement for site plan review, for rebuilding on top of the existing foundation, for 7 Riverside Drive. Mr. Noone seconded the motion, and the board voted unanimously in favor.

Mr. Noone made a motion to authorize Mr. Heins (the Planning Board Assistant) to sign the building permit for the project on behalf of the board. Mr. Irving seconded the motion, and the board voted unanimously in favor.

#### **DISCUSSION ABOUT POSSIBLE MODIFICATION TO SITE PLAN #SP1-09 KING'S HIGHWAY PARK AT 242 WASHINGTON STREET**

Bijan Mehr came before the board to discuss Site Plan #SP1-09 King's Highway Park at 242 Washington Street. This project was mostly built several years ago, but one portion of it was never constructed and so the deadline for completion has been extended annually by the board to allow its completion. The unbuilt part of the site plan is a proposed small building of traditional architectural appearance, close to the road, that was originally intended to contain offices. Mr. Mehr said that he wishes to build this structure, but that he would like it to be multi-family residential rather than commercial. He also mentioned the possibility of building a "Jiffy Lube" there instead.

The site plan mainly consists of several large buildings that have been constructed, set farther back from the road, which contain contractor's units (in a condominium ownership structure). The site plan also includes a preexisting historic building, containing a few apartments, sited very close to the road.

Mr. Mehr is in the process of buying the property from its current owner, and so he would become the new applicant for the site plan. He owns an adjacent property.

The board members and Mr. Mehr conversed about the site plan and the property. It was noted that the mixture of uses on the site would not be allowed by the current zoning bylaw. Mr. Mehr explained that he believes there is much more demand at present for apartments than offices. The board talked about the existing uses in the area, the traffic along Washington Street, the availability of parking, and what sort of use would be ideal at that location. Mr. Mehr said that he would like to create four one-bedroom units, or two two-bedroom units, in the proposed building. Further discussion followed. The possibility of including affordable units was mentioned.

The board members explained to Mr. Mehr that this proposed modification to the site plan would require the board's approval, because even if the small building will be the same as what was originally proposed in terms of its size, footprint, general appearance and materials, it will be a different use. In addition, Ms. Coletta explained that the approval of the Zoning Board of Appeals would be needed, because the change to the site plan would constitute an expansion of a prior nonconforming mixed-use site plan. (The property contains a mixture of commercial and residential uses, which the current zoning bylaw does not allow.)

The board and Mr. Mehr discussed property and real estate in general, the relative demand for commercial versus residential space, and possible uses for the site. The board looked at the original elevations and floor plans (from the original site plan application) for the proposed building.

Mr. Wandell made a motion that the board grant a one-year extension of the deadline for completion for Site Plan #SP1-09 King's Highway Park at 242 Washington Street, provided the applicant puts the request in writing. Mr. Noone seconded the motion, and the board voted unanimously in favor.

#### **REVIEW OF ROUTINE ADMINISTRATIVE MATTERS**

The board and Mr. Heins discussed Site Plan #SP5-17 at 240 & 258 Oak Street, and talked about whether the deadline for completion should be extended when it expires in a few months. It was agreed to put this on an agenda for a future board meeting.

#### **SIGNING OF DRAWINGS FOR APPROVED SITE PLAN #SP6-19 AT 345 OAK STREET**

Mr. Heins presented the final engineering drawings for recently approved Site Plan #SP6-19 at 345 Oak Street, and a discussion ensued about a stormwater drainage connection. A quorum of the board signed the drawings.

#### **REVIEW OF ROUTINE ADMINISTRATIVE MATTERS**

The board and Mr. Heins discussed whether, for subdivision projects in general, the road bond should be required before the release of any lots, or only after half the lots have been released. The board directed Mr. Heins to consult with town counsel about this issue.

Mr. Scholl made a motion to approve the minutes for September 16, 2019, Mr. Irving seconded the motion, and the board voted unanimously in favor.

#### **DISCUSSION ABOUT MUNICIPAL VULNERABILITY PREPAREDNESS PLANNING GRANT PROGRAM, AND SIGNING OF LETTER IN SUPPORT OF GRANT APPLICATION**

Brandon Gulnick, of the Selectmen's Office, came before the board to discuss the Municipal Vulnerability Preparedness Planning grant program, which is run by the state of Massachusetts. He explained that the program's intent is to deal with the consequences of climate change, and that the first step for the town is to apply for a planning grant. The project would be led by the Conservation Commission, but it would eventually come before the Planning Board also.

Ms. Coletta talked about the need for the town to plan more holistically, rather than piecemeal, and conversation followed. The benefit of getting input from a broad spectrum of the public, in crafting a vision for the future, was emphasized. Mr. Gulnick described the details of the Municipal Vulnerability Preparedness Planning grant program and how it can help the town receive funding from the state.

Mr. Noone made a motion that the board support the town's development of a Municipal Vulnerability Preparedness Plan, and Mr. Irving seconded the motion. Mr. Noone, Mr. Irving, Mr. Wandell, Ms. Coletta and Mr. Smith voted in favor, Mr. Scholl abstained, and the motion passed.

Ms. Coletta signed a letter indicating the board's support for the town's development of a Municipal Vulnerability Preparedness Plan.

### **REVIEW OF ROUTINE ADMINISTRATIVE MATTERS**

Mr. Irving made a motion that the board re-appoint Mr. Wandell as its representative to the Community Preservation Committee, Mr. Noone seconded the motion, and the board voted unanimously in favor.

The board agreed that its peer review engineer should prepare estimates for the cost of construction inspections for the site plan projects recently approved.

Mr. Wandell 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