



PEMBROKE PLANNING BOARD MINUTES

MONDAY, DECEMBER 2, 2019

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

BOARD MEMBERS ABSENT: Rebecca Coletta (Chairman), James Noone and Daniel Smith, Jr.

OTHERS PRESENT: Matthew Heins (Planning Board Assistant), David Klenert, Alan Dias and others.

Vice-Chairman Andrew Wandell opened the meeting by reading the Chairman's statement.

ENTERING EXECUTIVE SESSION

Mr. Wandell stated that the board would go into executive session.

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

Andrew Wandell: yes

Thomas Irving: yes

Daniel Taylor: yes

John Scholl: yes

The motion passed.

Mr. Wandell explained that the board would return to open session at the conclusion of executive session.

Mr. Wandell explained that the board was going into executive session pursuant to G.L. c. 30A, Section 21(a), for these purposes:

- Purpose number 6: "To consider the purchase, exchange, lease or value of real estate, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body." Specifically, the Board will discuss the property at 660 Washington Street (Assessors' Map F9 Lot 1).
- Purpose number 7: "To comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements." Specifically, the Board will approve the minutes for previous executive sessions.

Any people present left the room, other than the Planning Board members and Mr. Heins. 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

The board returned to open session.

Mr. Irving explained that the town had changed the catch basins to drop inlets on the portion of Oak Street bordering the 260-280 Oak Street properties, to reduce the flooding problems on the street. The board and Mr. Heins discussed this situation briefly.

DISCUSSION ABOUT POSSIBLE IMPROVEMENT OF CRESCENT AVENUE TO REACH “ADEQUACY OF THE WAY” STANDARDS

David Klenert (of Collins Civil Engineering) and Alan Dias came before the board to discuss the possible improvement of Crescent Avenue. The objective would be to improve this road’s paving, drainage and other engineering characteristics, in order for it to meet the town’s “adequacy of the way” standards as specified in the town’s zoning bylaws. This would allow the road to become a qualified way (whether public or private), and therefore houses could be built on properties with frontage along the road.

Mr. Klenert explained that they wish to turn Crescent Avenue into a way to access a few lots which currently cannot be built on. He said that Crescent Avenue’s paved area is currently about ten feet wide, and it is impossible for an emergency vehicle to use it because of retaining walls on either side. (Crescent Avenue does not extend very far as a functional road, with the remainder of it a “paper street” originally laid out to be a road but never built.)

Mr. Klenert noted that the zoning bylaws require that a way meeting the “adequacy of the way” standards must be a minimum of 15 feet wide in paving with an 18-foot clearance. He said the Deputy Fire Chief, however, wants to see a wider way with a 22-foot paved width.

Mr. Klenert described the improvements and changes he proposes to make to Crescent Avenue, including at its entrance on Plymouth Street, which he said would improve vehicular access, especially public safety access such as fire trucks. He explained that he was proposing a 15-foot-wide paved way, with 18 inches of stone on either side.

A conversation followed. Mr. Klenert explained that this project would not be a subdivision, because no new lots are being created. Thus, he said, the applicable rules are those in the zoning bylaws for “adequacy of the way” standards, not the subdivision rules and regulations.

Mr. Klenert and Mr. Dias explained that they propose to build three new houses on properties along Crescent Avenue. Discussion ensued. Mr. Klenert mentioned that while most of his proposed design for Crescent Avenue’s paving would be 15 feet wide, the portion closest to Plymouth Street would be 18 feet wide. He said he might be able to make the entire paved extent of Crescent Avenue wider than 15 feet, but he wouldn’t be willing to make it 22 feet wide or 24 feet wide.

Mr. Wandell suggested the paved width of Crescent Avenue could be 18 feet over its entire extent (i.e., for the entire distance the new way would run), and Mr. Klenert agreed he’d be willing to do this if the board prefers. A conversation followed about the benefits of this proposed design, and whether it would be acceptable to the Fire Department.

Mr. Irving and Mr. Klenert talked about the engineering details of how the proposed way would be built. More discussion took place about the requirements for adequacy of the way versus subdivisions, and about the Fire Department's possible concerns.

REVIEW OF ROUTINE ADMINISTRATIVE MATTERS

Mr. Scholl made a motion to approve the minutes for November 18, 2019, Mr. Taylor seconded the motion, and the board voted unanimously in favor.

The board reviewed a legal document indicating that the lawsuit regarding Site Plan #SP3-17 at 346 Washington Street has finally ended.

Mr. Wandell noted that two public hearings are scheduled for December 16. Looking further ahead, the board agreed to meet on January 6 and 27.

Mr. Klenert and Mr. Dias asked if it was mandatory for the Office of the Planning Board to keep a copy of the drawings they had presented to the board (of the improvements to Crescent Avenue). They explained that a revised version of the drawings will eventually be officially submitted when they apply for the Adequacy of the Way. The board, Mr. Heins, Mr. Klenert and Mr. Dias discussed this, and the board members decided it was not necessary to keep a copy of the drawings.

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