



## **PEMBROKE PLANNING BOARD MINUTES**

**MONDAY, OCTOBER 5, 2020**

**BOARD MEMBERS PRESENT:** Daniel Taylor (Chairman), Andrew Wandell (Vice-Chairman), Alysha Siciliano-Perry (Clerk), Rebecca Coletta, Daniel Smith, Jr., and James Noone.

**BOARD MEMBERS ABSENT:** None.

**OTHERS PRESENT:** Matthew Heins (Planning Board Assistant), Stephan Roundtree, Christopher McGrail, Heather Tremblay, Jeffrey Perette, John Danehey, Gregory Morse, Robert DeMarzo and others.

Due to the coronavirus pandemic, this meeting of the Planning Board was held by remote participation using the internet, through the Zoom software platform arranged by PACTV, with nobody in physical proximity.

### **OPENING THE MEETING**

At 7:00 pm, Mr. Taylor opened the Planning Board meeting. He read a modified version of the Chairman's statement, adjusted for the circumstances of the coronavirus pandemic and remote participation:

This meeting of the Pembroke Planning Board on October 5, 2020, is now open. Please note that this meeting is being made available to the public through an audio and/or video 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.

Pursuant to Governor Baker's March 12, 2020, Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor's March 15, 2020, Order imposing strict limitations on the number of people that may gather in one place, this public meeting of the Pembroke Planning Board is being conducted via remote participation.

No in-person attendance of members of the public will be permitted, but the public can view and listen to this meeting while in progress. PACTV is providing this service live on Comcast Government Access Channel 15, and for those without cable, on their PRIME streaming channel by visiting [www.pactv.org/live](http://www.pactv.org/live).

Members of the public attending this meeting virtually will be allowed to make comments if they wish to do so during the portion of any public hearing designated for public comment, by emailing [mheins@townofpembrokemass.org](mailto:mheins@townofpembrokemass.org) or calling Matthew Heins at 781-709-1433. The public also has the option to participate interactively through the Zoom software application, if technically feasible. For the necessary Zoom access information, please email [mheins@townofpembrokemass.org](mailto:mheins@townofpembrokemass.org) or call 781-709-1433.

All votes taken during this meeting will be roll call votes. At the start of this meeting, and at any time when a member of the Planning Board enters or leaves the meeting, we will identify the board members participating and note the time.

### **APOLOGY REGARDING ZONING ENFORCEMENT**

Board member Daniel Taylor apologized for a critical statement he made during the previous board meeting of September 28, 2020, about how the town's zoning enforcement was being carried out.

### **INTERVIEW OF STEPHAN ROUNDTREE, CANDIDATE FOR APPOINTMENT TO VACANT INTERIM SEAT ON PLANNING BOARD**

Stephan Roundtree, a candidate for appointment to the vacant interim seat on the Planning Board, came before the board.

In reply to Mr. Taylor's questions, Mr. Roundtree described his experiences on the Conservation Commission in Dunstable, Massachusetts, and what he learned about development, planning and zoning. He discussed the benefits of taking a proactive approach to development, and mentioned his role in creating Dunstable's masterplan. He said that in contested, emotional situations he tried to listen to all sides and stay calm.

In reply to Ms. Coletta's question, Mr. Roundtree emphasized the value of conservation and his wish to restore streams and other bodies of water.

In reply to Mr. Wandell's questions, Mr. Roundtree described his work on the Dunstable masterplan, and talked about the benefit of communicating with developers ahead of time and the importance of water protection.

### **INTERVIEW OF CHRISTOPHER MCGRAIL, CANDIDATE FOR APPOINTMENT TO VACANT INTERIM SEAT ON PLANNING BOARD**

Christopher McGrail, a candidate for appointment to the vacant interim seat on the board, came before the board.

In reply to Mr. Taylor's question, Mr. McGrail discussed his experience in construction, and his wish to help Pembroke grow while preserving its sense of community.

In reply to Ms. Coletta's question, Mr. McGrail described his construction career and his current work coordinating various trades on a building project.

Mr. Wandell noted the advantages of having a board member with experience in construction and engineering.

In reply to Mr. Taylor's question, Mr. McGrail talked about the challenges of working together and overcoming conflicts.

For the benefit of all three candidates, Mr. Taylor explained that the board typically meets twice a month, and has been meeting remotely through Zoom during the pandemic. Mr. Wandell emphasized the importance of reliable attendance at board meetings.

### **INTERVIEW OF HEATHER TREMBLAY, CANDIDATE FOR APPOINTMENT TO VACANT INTERIM SEAT ON PLANNING BOARD**

Heather Tremblay, a candidate for appointment to the vacant interim seat on the board, came before the board.

In reply to Mr. Taylor's question, Ms. Tremblay said she had lived in Pembroke for 19 years, had seen it grow over time, and wanted to be involved in its continued growth. She mentioned that previously she served on committees in Pembroke for parks and schools.

In reply to Ms. Coletta's questions, Ms. Tremblay said she believed the town would benefit from better planning regarding 40B projects, and also from deeper coordination between the various boards and committees. She described her previous work experience as a project manager, and emphasized her communication and collaboration skills.

#### **DISCUSSION ABOUT PROCESS OF SELECTING CANDIDATE TO APPOINT TO VACANT INTERIM SEAT ON PLANNING BOARD**

The board members conversed about the process of selecting which candidate to appoint to the vacant interim seat on the board, and when to hold the vote for this purpose. It was noted that there had been some ambiguity about the deadline to apply, and so the board decided to wait a few weeks before having the vote.

#### **VOTE ON DECISION GRANTING SITE PLAN APPROVAL TO SITE PLAN #SP3-20 AT 43 MATTAKEESETT STREET**

The board discussed the draft decision document, including the conditions, that Mr. Heins had prepared for Site Plan #SP3-20 at 43 Mattakeesett Street (consisting of a new building primarily for the storage of boats and possibly also containing other types of storage and office space). This site plan was approved by the board during the public hearing on September 28, 2020.

It was noted that board member Daniel Smith, Jr., had recused himself from the public hearing for the project.

Mr. Noone suggested that the condition regarding the outside storage of boats should specify that no boats be stored outside during the winter, and discussion followed.

At approximately this time, the applicant Jeffrey Perette joined the board meeting. Robert DeMarzo, a neighbor to the project, also joined the meeting. A few minutes later, the project engineer Gregory Morse (Morse Engineering) joined the meeting.

The board members and Mr. Perette talked about the logistics of when boats would be taken into and out of the building, and when they typically need to be moved to and from the marinas. It was agreed that a maximum of ten boats would be allowed to be stored outside at any one time. The board members and Mr. Heins discussed the exact verbiage to use in the conditions.

At this time John Danehey, the attorney representing Mr. Perette, joined the meeting.

Mr. Perette asked about storing boats outside on a long-term basis for customers who could not afford to pay the cost for indoor storage, and a discussion took place. The board members emphasized that the site plan approval's intent was to allow outside storage only on a temporary basis. Mr. Perette explained that some customers like to tinker with their boats at his facility, and a long conversation ensued about what would be allowed on the property in terms of outside storage and boat repair.

Mr. Danehey asked for clarification about the verbiage of certain proposed conditions, and discussion followed.

Mr. Heins read aloud what he had written, based on the board's feedback, for condition #10: "There shall be no outside storage of boats on the property between December 15 and April 1. At other times of the year, up to a maximum of ten (10) boats may be stored within the fenced area during seasonal business transition. No boat may be stored outside for more than seven (7) days."

The board members approved of this language. Mr. Danehey asked if the time limit for outdoor storage could be longer than seven days, and the board discussed the issue and agreed to make it ten days.

Mr. Heins asked about the draft condition requiring submittal of a fire access plan, and the board members and Mr. Heins agreed to delete this.

Mr. Noone made a motion that the board approve the conditions as printed and modified during the meeting for Site Plan #SP3-20 at 43 Mattakeesett Street. Mr. Wandell seconded the motion.

Ms. Coletta noted the need to vote on the waivers first.

Mr. Wandell made a motion that the board approve the waivers for Site Plan #SP3-20 at 43 Mattakeesett Street, and Mr. Noone seconded the motion. Mr. Wandell, Mr. Noone and Mr. Taylor voted in favor by roll call, Ms. Coletta and Ms. Siciliano-Perry abstained by roll call, and the motion passed. Mr. Taylor noted that Mr. Smith was recusing himself.

The motion to approve the conditions being on the table, the board voted on it. Mr. Wandell, Mr. Noone and Mr. Taylor voted in favor by roll call, Ms. Coletta abstained by roll call, and the motion passed.

Ms. Coletta made a motion to adjourn the meeting, Mr. Wandell seconded the motion, and the board voted unanimously in favor by roll call.

Respectfully submitted,

Matthew Heins, Planning Board Assistant