



PEMBROKE PLANNING BOARD MINUTES

MONDAY, MAY 10, 2021

BOARD MEMBERS PRESENT: Daniel Taylor (Chairman), Andrew Wandell (Vice-Chairman), Alysha Siciliano-Perry (Clerk), Heather Tremblay, Stephan Roundtree, and James Noone.

BOARD MEMBERS ABSENT: Daniel Smith, Jr.

OTHERS PRESENT: Matthew Heins (Planning Board Assistant), 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 May 10, 2021, 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, via livestream at <https://www.pactv.org/pactv/towns/pembroke> or www.pactv.org/pactv/watch/meetings-streamed-live-youtube.

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 or calling 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 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.

PUBLIC HEARING FOR PROPOSED SITE PLAN #SP5-20 CELL TOWER AT 85 WASHINGTON STREET

Mr. Taylor reopened the public hearing (continued from January 11, 2021, February 1, 2021, March 1, 2021, and April 12, 2021) for proposed Site Plan #SP5-20 Cell Tower at 85 Washington Street, being the application of Cellco Partnership d/b/a Verizon Wireless, 118 Flanders Road, 3rd Floor, Westborough, MA 01581, requesting Site Plan approval under the Zoning Bylaws of the Town of Pembroke Section V.7. (Site Plan Approval). The applicant proposes to construct a cell phone tower ("personal wireless service facility") of a monopole design with a height of about 120 feet, with some additional equipment on the ground and enclosed within a 50-foot by 50-foot fenced area. The tower would be in the rear of the property, and a gravel drive would be constructed to provide access to it. The existing building, access drive and parking area on the property would remain. The property is located in Business District B, Residence District A, and the Historic Overlay District, at 85 Washington Street, Pembroke, MA 02359, as shown on Assessors' Map D14 Lot 38.

The applicant's attorney had requested an immediate continuance of this public hearing, in order to give the applicant more time to consider the options in light of the Historical Commission's recent decision to deny the project. Mr. Heins explained that they had asked for the hearing to be continued to June 14.

Mr. Roundtree made a motion to continue the public hearing for the cell tower site plan to June 14 at 7:00 pm, and Ms. Tremblay seconded the motion. The board voted unanimously in favor by roll call.

REVIEW OF ROUTINE ADMINISTRATIVE MATTERS

Mr. Wandell made a motion to accept the minutes for April 16, 2021, as presented. Mr. Roundtree seconded the motion, and the board voted unanimously in favor by roll call.

Mr. Taylor mentioned that traffic counts would be done over the summer for a study of traffic in the vicinity of the Irving Oil gas station (at the intersection of Washington and Schoosett Streets), which is Site Plan #SP1-18, as required by its site plan approval document.

Mr. Heins noted that the developer of Site Plan #SP5-19 Herring Brook Solar Project, which is not yet built, had submitted documents for a proposed easement agreement to fulfill a condition of the project's site plan approval. Mr. Heins explained that since the purpose of the easement is to allow the Department of Public Works to access a particular area in order to maintain and repair their stormwater infrastructure, he had forwarded these easement documents to them.

Mr. Taylor explained that the board would adjourn until the public hearing at 8:00 pm, and so the meeting went into recess.

After a recess of roughly 45 minutes, the board members and Mr. Heins returned, and the meeting continued.

PUBLIC HEARING FOR PROPOSED SITE PLAN #SP1-21 AT 715 WASHINGTON STREET

Mr. Taylor reopened the public hearing (continued from March 22, 2021, and April 12, 2021) for the application of George Thibeault, 599 Summer Street, Marshfield, MA 02050, requesting Site Plan approval under the Zoning Bylaws of the Town of Pembroke Section V.7. (Site Plan Approval). The applicant proposes to construct a two-story building with a 5,000-square-foot footprint consisting of

lumber fabrication on the first floor and offices on the second floor, a small kiln building, a furnace, and parking areas, along with outdoor storage and work areas. The project would be a light industrial use related to lumber and/or wood products. The property is located in the Residential-Commercial District, at 715 Washington Street, Pembroke, MA 02359, as shown on Assessors' Map F9, Lot 24. A copy of the application is available in the Office of the Planning Board.

Mr. Taylor said that the applicant had requested the public hearing be immediately continued, and Mr. Heins explained the request was for a continuation to May 24. Mr. Heins added that the remaining engineering work was not extensive.

Mr. Wandell made a motion to continue the public hearing to May 24 at 7:45 pm, and Mr. Roundtree seconded the motion. The board voted unanimously in favor by roll call.

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

Respectfully submitted,

Matthew Heins, Planning Board Assistant