



## **PEMBROKE PLANNING BOARD MINUTES**

**MONDAY, AUGUST 1, 2022**

**LOCATION:** Room 6 (Veterans Hall), Pembroke Town Hall

**STARTING TIME:** 7:00 pm

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

**BOARD MEMBERS ABSENT:** Daniel Smith, Jr.

**OTHERS PRESENT:** Matthew Heins (Planning Board Assistant), Tim Larrabee, Jeff Larrabee, Ally Silva, John Hanna, John Hanna, Jr., Susan McCall, Keri McCall, Steven Broadley, Nick Bakis, Peter Bakis, Tyler Nims, and others.

### **OPENING THE MEETING**

Ms. Siciliano-Perry opened the meeting of the Pembroke Planning Board by reading the Chairman's statement: "Please note that this meeting is being made available to the public through an audio 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."

At this time, board members Ms. Siciliano-Perry, Mr. Taylor, Mr. Roundtree, Ms. Tremblay and Mr. Wandell were present.

### **DISCUSSION ABOUT CONSTRUCTION PROGRESS OF SUBDIVISION #0408 STONE MEADOW FARM**

John Hanna, the developer of Subdivision #0408 Stone Meadow Farm, came before the board to discuss the project's ongoing construction and to request the partial return of the road bond account balance.

Tyler Nims, the board's peer review engineer for the project, described the construction items that remained to be completed. He referred to a letter that he issued several months ago, and noted that he had visited the site a few days before.

Mr. Wandell stated that given these remaining construction issues, he would be reluctant to return any portion of the road bond account.

Mr. Hanna argued that some of the relevant work had been done, and discussion followed. Mr. Wandell urged him to submit an as-built drawing, and Mr. Roundtree was in agreement. After a short conversation, Mr. Hanna agreed to submit an as-built drawing soon.

**DISCUSSION ABOUT, AND VOTE TO APPROVE, SIGNS FOR EDEN HAIR SALON AT 115 CENTER STREET**

Ally Silva, the owner of Eden Hair Salon at 115 Center Street, came before the board to request approval of the proposed signs for the business. Because this location is in the Center Protection District, the planning board's approval (in addition to the usual building department approval) is required under the zoning bylaws.

Tim Larrabee and Jeff Larrabee, of Signarama Kingston (the company making the signs), were also present.

Board member James Noone arrived at this time.

Mr. Larrabee and Mr. Larrabee described the signs and where they would be placed on the property, with reference to the drawings that had been submitted, and discussion followed. Ms. Siciliano-Perry mentioned that it is required that the address be shown on at least one sign, and Mr. Heins agreed.

Mr. Taylor made a motion to approve the proposed signs for Eden Hair Salon at 115 Center Street in the Center Protection District, subject to the address number being put on the post. Mr. Wandell seconded the motion, and the board voted unanimously in favor.

**ROUTINE ADMINISTRATIVE MATTERS**

Mr. Wandell made a motion that the board approve the minutes for July 18, 2022, as presented. Mr. Taylor seconded the motion, and the board voted unanimously in favor.

Mr. Heins asked the board if construction inspections should be required for the mixed-use project at 204 Center Street (also known as "Pembroke Village"), whose completion the board discussed and approved at its last meeting. The board agreed that these inspections should be done.

Mr. Heins mentioned that the application for the large cluster housing project at the country club was expected soon.

The board and Mr. Heins discussed the upcoming zoning bylaw amendments.

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

Respectfully submitted,

Matthew Heins, Planning Board Assistant