



PEMBROKE PLANNING BOARD MINUTES

MONDAY, AUGUST 22, 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, and Andrew Wandell.

BOARD MEMBERS ABSENT: Heather Tremblay and Daniel Smith, Jr.

OTHERS PRESENT: Matthew Heins (Planning Board Assistant), Steven Ciciotti (Select Board member), Michael Juliano, Donald Nagle, Emile "Chaz" Tayeh, Semaan Semaant, Donna Badger, Robert Morrisette, Christopher Vorlicek, 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."

DISCUSSION ABOUT POSSIBLE IMPROVEMENTS TO SELF-STORAGE FACILITY AT 330 OLD OAK STREET

Michael Juliano came before the board to discuss his intention to improve the self-storage facility (named "Stor-It") at 330 Old Oak Street. He explained that the project is primarily to replace the existing two-family house on the property with a new building that would contain storage units and a management office, which he felt would be an aesthetic improvement and would seem more professional.

Mr. Juliano showed the board site drawings of the proposed project, and described it in more detail. He noted that the project would reduce the extent of the zoning nonconformities. The existing storage units on the property would remain, though their appearance might be improved slightly.

The board members, Mr. Heins and Mr. Juliano discussed the project and talked about the history of the self-storage facility on this site. It was agreed that the project would need to undergo site plan review and receive site plan approval, but would not have to get a special permit.

Mr. Juliano and the board discussed the level of detail that would be required in the engineering drawings submitted with the site plan application.

DISCUSSION ABOUT ROAD IMPROVEMENTS MADE TO PINE AVENUE AND/OR THRASHER STREET TO MEET ADEQUACY OF WAY STANDARDS

Emile “Chaz” Tayeh and Donald Nagle came before the board to discuss the improvements that Mr. Tayeh had made to Thrasher Street (also known as Pine Avenue), a small road off Fairview Avenue.

Mr. Nagle, an attorney representing Mr. Tayeh, explained that Mr. Tayeh was requesting a determination of the adequacy of the way as provided for under Section V.9.C. of the zoning bylaws. The purpose of this request was to obtain a positive determination of the adequacy of the way, which would turn one or more of the empty lots along the road into buildable lots.

Mr. Tayeh and Mr. Nagle had been before the board previously to discuss this matter, and Mr. Nagle summarized these discussions and the circumstances of the site. He explained that since their last meeting with the board, Mr. Tayeh had carried out improvements to the road and submitted an as-built drawing. The primary improvement, Mr. Nagle noted, is that the roadway is newly paved with a 15-foot width.

Mr. Nagle explained that the Pembroke Department of Public Works had expressed a preference that no catch basin be installed at the bottom of Thrasher Street, even though Mr. Tayeh had been willing to build one.

Mr. Nagle said that Mr. Tayeh and Donna Badger (who lives nearby) had reached an agreement whereby Mr. Tayeh would grant an easement to the Badgers giving them a place to park their automobiles.

Mr. Tayeh explained that Merrill Engineering had refused to perform construction inspections of these road improvements.

Mr. Wandell suggested that the board do a site walk of the project. Discussion followed and the other board members agreed. It was decided to have the site walk on Saturday, August 27, at 9:00 am.

Donna Badger introduced herself as the owner of a house on Thrasher Street, and expressed concern that rainwater drainage would be a problem, especially without a catch basin. But she said that she supported the project in general. Conversation ensued, and Mr. Tayeh said that drainage would be handled effectively.

A paving contractor, whose name was unclear, explained that some Department of Public Works employees had visited the site with him and had recommended that no catch basin be built.

DISCUSSION ABOUT POSSIBLE SOLAR PROJECT NEAR BARKER STREET, WASHINGTON STREET AND FIELDSTONE DRIVE

Christopher Vorlicek came before the board to present a possible solar project of approximately five acres in size. It would be sited on the 0 Washington Street property near the intersection of Barker Street and Washington Street, designated by the Assessors as Map E11 Lot 3, and also on the 0

Fieldstone Drive property where the Meadows condominiums are located, designated by the Assessors as Map E11 Lot 18.

Mr. Vorlicek explained that the project's design had been altered slightly since he last came before the board, and in particular it now extends onto two properties. He described the process of delineating the wetlands and the negotiations with the Meadows.

The board members asked various questions, and Mr. Vorlicek described more details of the project. Discussion revolved in particular around the issue of how close the access road would be to the property line, and whether that would require a variance. The board and Mr. Vorlicek also conversed about whether the power line would be above or below ground.

Further discussion took place about various aspects of the project, especially its visibility. Mr. Vorlicek asked about the PILOT payment option, but was referred to the assessors.

Mr. Vorlicek mentioned that they hope to donate some of the land to the town.

SIGNING OF AS-BUILT DRAWINGS FOR ROAD ACCEPTANCE FOR SUBDIVISION #1802 LISA'S LANE

Mr. Heins presented the engineering as-built drawings that were submitted for road acceptance for Subdivision #1802 Lisa's Lane (formerly known as Libby's Lane), which needed to be signed by a quorum of the board. This subdivision was recently completed, and its cul-de-sac road was accepted to become a public way at the 2022 annual (spring) town meeting. The board members agreed to sign these drawings at the end of the board meeting.

VOTE TO EXTEND COMPLETION DEADLINE FOR SITE PLAN #SP5-19 HERRING BROOK SOLAR PROJECT

Mr. Taylor made a motion to approve the requested extension of the Site Plan Approval expiration date for Site Plan #SP5-19 Herring Brook Solar Project until September 17, 2023. Mr. Noone seconded the motion, and the board voted unanimously in favor.

VOTE TO EXTEND COMPLETION DEADLINES FOR SITE PLAN #SP6-19 AT 345 OAK STREET

Mr. Roundtree made a motion to approve the requested extension of the Site Plan Approval expiration date for Site Plan #SP6-19 at 345 Oak Street until October 1, 2023, and to approve the requested extension of the deadline for the project to be completed in its entirety until October 1, 2024. Mr. Taylor seconded the motion, and the board voted unanimously in favor.

DISCUSSION ABOUT PROPOSED ZONING BYLAW AMENDMENTS

Mr. Heins explained that town counsel was working on the text of the proposed zoning bylaw amendments. These would be three articles on the town meeting warrant: the MBTA Communities multifamily housing amendment, the accessory dwelling units amendment, and the open space residential development (cluster) amendment.

The board and Mr. Heins discussed these proposed zoning changes, and it was agreed to focus on getting the MBTA Communities multifamily housing amendment on the warrant for the upcoming fall town meeting, while holding off on the other two zoning amendments (which are less urgent) until the annual (spring) town meeting.

Mr. Heins said he anticipated that the board's public hearing for any proposed zoning bylaw amendments for fall town meeting would be held on October 3. The board members said this would be too close to the date of fall town meeting, however, and urged Mr. Heins to arrange a date in September. Discussion followed.

ROUTINE ADMINISTRATIVE MATTERS

Mr. Taylor made a motion that the board approve the minutes for August 1, 2022, Mr. Wandell seconded the motion, and the board voted unanimously in favor.

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

Respectfully submitted,

Matthew Heins, Planning Board Assistant