



## **PEMBROKE PLANNING BOARD MINUTES**

**MONDAY, OCTOBER 3, 2022**

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

**STARTING TIME:** 7:00 pm

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

**BOARD MEMBERS ABSENT:** Daniel Taylor (Vice-Chairman).

**OTHERS PRESENT:** Matthew Heins (Planning Board Assistant), Donald McGill, Anita Borbely, Kevin Bonney, John Hanna, 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 MULTIFAMILY HOUSING PROJECT AT 74 & 0 CONGRESS STREET**

Donald McGill, a developer, came before the board to discuss a multifamily housing project of eleven residential units that he wishes to build at 74 and 0 Congress Street, which are two adjacent properties.

Mr. McGill described the location and explained that it is near the intersection of Congress and Washington Streets, and lies within the Residential-Commercial Zone. He said this project would be similar to the one he built at 220 Center Street. The units would be aimed at retirees and downsizers, though they would not be age restricted. The site is currently a contractor's yard. Some of the units would go into existing buildings on the property that would be renovated, but most of the units would be new buildings.

Mr. McGill explained that he is seeking a few variances from the Zoning Board of Appeals, and if these are received then he will submit a site plan application. Discussion followed. Mr. Noone

suggested that the project have one entrance drive instead of two, and Mr. McGill said this might be possible. There was a conversation about traffic.

Mr. Smith asked about the drainage, and discussion followed. Mr. Smith expressed concern that sometimes variances are given too easily. Mr. Wandell noted that there are few nearby abutters to this property.

#### **DISCUSSION ABOUT, AND VOTE TO APPROVE, PROPOSED BAKERY AT 75 WASHINGTON STREET**

Anita Borbely came before the board and explained that she wishes to open a bakery at 75 Washington Street. This would be on the ground floor of the existing building, facing towards the rear, in a space of about 900 square feet.

There was a brief discussion about the project, and Mr. Heins clarified that it would not need a zoning special permit.

Mr. Noone made a motion that the board approve the project as a minor modification to an existing site plan. Mr. Wandell seconded the motion, and the board voted unanimously in favor.

#### **VOTE TO EXTEND TIME FOR COMPLETION FOR SITE PLAN #SP2-19 AT 171 MATTAKEESETT STREET**

A request to extend the deadlines for completion for Site Plan #SP2-19 at 171 Mattakeesett Street was before the board.

Ms. Tremblay said that the current condition of the site is not good. Several board members expressed concern about the project and especially whether it would be built as per the approved design from a few years ago. Discussion followed.

Mr. Wandell made a motion to extend both the site plan approval and deadline for completion to November 5, 2023. Mr. Noone seconded the motion, and the board voted unanimously in favor.

The board also directed Mr. Heins to ask the applicant to come before the board in the near future to discuss the project.

#### **ROUTINE ADMINISTRATIVE MATTERS**

The board and Mr. Heins discussed how to arrange the schedule of board meetings for 2023.

The board discussed the regulations for using the Mullin Rule, and talked about the options for remote participation and the possibility of doing a hybrid-format meeting.

The board reviewed the draft minutes of September 12, 2022, and Ms. Tremblay asked for a minor change to the text on page 6 describing an easement. Mr. Heins and the board agreed to amend the text slightly to clarify that there was an agreement for an easement but not yet an actual easement.

Mr. Wandell made a motion that the board accept the minutes of September 12, 2022, as amended. Ms. Tremblay seconded the motion, and the board voted unanimously in favor.

The board members and Mr. Heins discussed the next board meeting on October 24, 2022. Mr. Heins explained that it would take place at the library since the usual room would not be available due to early voting. The board also talked about which board members would be able to attend on October 24, and whether one of the public hearings would have to be immediately continued.

**DISCUSSION ABOUT CONSTRUCTION PROGRESS OF SUBDIVISION #0408 STONE MEADOW FARM,  
AND VOTE TO RETURN PORTION OF ROAD BOND ACCOUNT**

John Hanna, the developer of Subdivision #0408 Stone Meadow Farm, came before the board to discuss the subdivision's construction progress and to request that most of the road bond be returned.

Mr. Hanna described assorted items in the subdivision which he said are now completed. He went into detail about particular construction issues, especially a tree that has grown in the wetland area.

The board and Mr. Hanna agreed to release most of the road bond account, keeping only five thousand dollars to cover the few remaining items.

Mr. Noone made a motion that the board release the entire road bond account balance except five thousand dollars. Mr. Wandell seconded the motion, and the board voted unanimously in favor.

Further discussion ensued. Mr. Heins explained that a quorum of the board would need to sign a form authorizing the release of the road bond funds. It was agreed to have the form prepared and signed at this time.

Mr. Roundtree 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