



## **PEMBROKE PLANNING BOARD MINUTES**

**MONDAY, DECEMBER 5, 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), Heather Tremblay, and Andrew Wandell.

**BOARD MEMBERS ABSENT:** James Noone and Daniel Smith, Jr.

**OTHERS PRESENT:** Matthew Heins (Planning Board Assistant), Steven Ciciotti (Select Board), David West, Kim West, Rick West, Charles Cushing, Carol Hannon, James Hannon, Dana Altobello, Kevin Sealund, John Ahern, Alfons Koka, Michael Murphy, David Williams, David Fulton, Walter Sullivan, Elizabeth “Becky” Malamut, and others.

### **OPENING THE MEETING**

Ms. Siciliano-Perry opened the meeting of the Pembroke Planning Board.

### **DISCUSSION ABOUT POSSIBLE NEW SUBDIVISION OFF LILY’S WAY AND RED BARN ROAD**

David West came before the board to discuss the possibility of building a new subdivision off Lily’s Way and Red Barn Road. One possible design, which he showed the board images of, would extend the length of Lily’s Way. He described some of the issues involved with this design and asked for the board’s feedback.

The board and Mr. West discussed certain aspects of the possible subdivision, including whether the existing cul-de-sac (traffic circle) would remain and if an easement would be needed. Mr. West noted that another possible design would be to build a new subdivision road from Barker Street.

Mr. West asked whether a waiver of the 1,000-foot rule for maximum subdivision road length (in the subdivision rules and regulations) could be granted, and the board members were generally open to this possibility. Mr. Wandell pointed out that by making the road into a loop connecting to both Barker Street and Lily’s Way, this rule could be bypassed.

Mr. West thanked the board members for their time and said he might be back before the board in a few months.

## **OPENING STATEMENT**

Ms. Siciliano-Perry read the Chairman's statement (Opening Statement) aloud: "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 NEW SUBDIVISION ON 7 COLUMBIA ROAD PROPERTY**

Dana Altobello, a civil engineer with Merrill Engineers, came before the board to discuss the possibility of a new subdivision on the 7 Columbia Road property. He noted that the property owners Carol Hannon and James Hannon were present, along with Kevin Sealund and John Ahern.

Mr. Altobello presented images of the possible subdivision layout to the board and explained that the property is about 206,000 square feet in size, and currently contains a single-family house and a driveway. He noted that the property is preexisting nonconforming with respect to its frontage, and is located along the North River. He explained that in 1992 the Zoning Board of Appeals voted to grant variances needed to subdivide the property and in 1993 the Planning Board approved a preliminary subdivision plan, but for some reason the project was not pursued further at that time.

Mr. Altobello explained that the project would create a new subdivision road (ending in a cul-de-sac) and three lots, with two lots containing new houses and the existing house being on the third lot. He mentioned that a key challenge would be the limited frontage, and it would be necessary for the curb roundings (turning radii) to extend into the frontage of adjacent property owners. He also explained that a retaining wall would be needed at one point along the new subdivision road and/or the frontage. He briefly discussed the drainage and water table.

Mr. Taylor asked about the width of the proposed subdivision road, and Mr. Altobello described this. A discussion took place about the curb roundings, the possible retaining wall, and other aspects of the project. Mr. Altobello and the board also talked about the project's proximity to the river, and whether some of the stormwater drainage could be handled within the right-of-way.

## **DISCUSSION ABOUT POSSIBLE BUILDING FOR ELECTRICAL CONTRACTOR'S BUSINESS AT 29 WINTER STREET**

Alfons Koka, an engineer, came before the board to discuss a possible building for an electrical contractor's business at 29 Winter Street. Michael Murphy, representing the business, was also present.

Mr. Koka explained that the electrical contractor (A. Murphy Electrical Design and Contracting) recently moved into the existing office building at 29 Winter Street, and that this proposed building would be a separate structure on the same property for the purpose of storage. Its size would be about 5,000 square feet, and there would also be six parking spaces and a small driveway. The existing street trees and light fixtures would not be affected.

The board members, Mr. Koka and Mr. Heins briefly discussed the project and were in agreement that it would be a major modification to an existing site plan and thus would require a site plan application and site plan review. Mr. Koka noted that had been his assumption.

Mr. Murphy said that the building would be for the storage of light fixtures and other electrical equipment that his business uses.

A short conversation took place, and the board members expressed optimism about the project. The board and Mr. Heins suggested that waivers could be requested for one or two items of the site plan application.

#### **PRESENTATION ABOUT POSSIBLE REMOVAL OF TWO DAMS ON NORTH RIVER**

Elizabeth “Becky” Malamut, of the North and South Rivers Watershed Association, came before the board to give a presentation about the possible removal of two dams on the North River.

Ms. Malamut explained that the North and South Rivers Watershed Association had received a grant from the Natural Resources Defense Fund to conduct a feasibility study about the possible removal of Luddam’s Ford Dam (North River) and State Street-Cross Street Dam (Indian Head River). The funding is the result of a contaminated fireworks factory site. Luddam’s Ford Dam is on the Pembroke-Hanover border while State Street-Cross Street Dam is on the Hanson-Hanover border.

Ms. Malamut described the two dams briefly, and talked about dams in Massachusetts in general. She explained why dams often have a harmful environmental impact, and discussed the dam removals that have been done on the South Shore. She noted that dams can be a liability issue for towns that own them, and mentioned that Pembroke is part-owner of Luddam’s Ford Dam, which was recently rated as being in poor condition.

Ms. Malamut described what will be in the feasibility study, and said it will lead to a 40% design and renderings. The study and other parts of the process will help educate residents and decision-makers. If the project is approved, then design engineering, permitting and construction would take place. She described the timeline of the feasibility study, especially the public outreach components.

The board and Ms. Malamut discussed various aspects of the possible removal of the dams, and she answered a few questions.

#### **DISCUSSION ABOUT POSSIBLE SELF-STORAGE FACILITY AT 108 OLD CHURCH STREET**

David Williams and David Fulton, along with their attorney Walter Sullivan, came before the board to discuss a possible new self-storage facility at 108 Old Church Street. (The Lowe’s store occupies most of that property, and this facility would be in the east corner of the property.)

Mr. Sullivan introduced the project briefly, and said that zoning relief would be needed for front yard setback and floor area ratio. He noted that the building would be about 100,000 square feet, and that this use has a low impact in terms of traffic and parking.

Mr. Williams explained that he and Mr. Fulton are developers who specialize in self-storage, in particular the type of self-storage which is multi-story climate-controlled where most of the access to the units is from the interior instead of outside. He noted that many towns’ zoning bylaws are ambiguous regarding whether self-storage is an allowed use, but there is another self-storage facility in Pembroke.

Mr. Williams said they would request a variance from the front yard setback rule in the zoning bylaws. He also discussed wetlands and flooding, and said that self-storage businesses have a low

impact on traffic and parking. He explained that they try to create an appearance for their buildings which is amenable to the town.

Mr. Taylor asked if the facility would be staffed or not. Mr. Williams said there is usually an office in the building, but customers also have their own access.

Mr. Wandell mentioned that the building would be high-impact visually, and this issue was discussed by some of the board members and Mr. Williams.

Mr. Williams explained that sometimes they put an apartment in a self-storage facility for the manager to reside there, and asked whether this would be allowed by the zoning bylaws. The board and Mr. Heins discussed this, but the issue was ambiguous and there was no definite answer.

Mr. Taylor asked about fire truck access, and this was discussed. A conversation also took place about the special permit which would be needed per the zoning bylaws.

Mr. Sullivan thanked the board for its time, and said that they would be submitting an application to the board (and also an application to the Zoning Board of Appeals) soon.

#### **DISCUSSION ABOUT CONSTRUCTION PROGRESS OF SUBDIVISION #1603 BRISAN WAY EXTENSION**

Mr. Heins explained that the construction of Subdivision #1603 Brisan Way Extension seems to be essentially done, as described in the most recent report from the board's peer review engineer, and that the developer was asking if the road bond and engineering review account balance could be returned.

The board members and Mr. Heins discussed this briefly, and the board was in general agreement that it would be appropriate for the developer to formally request the return of the road bond and engineering review account balance.

#### **ROUTINE ADMINISTRATIVE MATTERS**

Mr. Taylor made a motion that the board accept the minutes of November 14, 2022, Mr. Wandell seconded the motion, and the board voted unanimously in favor.

#### **DISCUSSION ABOUT MASTER PLAN STEERING COMMITTEE**

The board members started a discussion about the Master Plan Steering Committee. Steven Ciciotti, a member of the Select Board (and that board's liaison to the Planning Board), was present.

Mr. Taylor mentioned that the Select Board had requested that two of its members, rather than just one member, be appointed to the Master Plan Steering Committee. Mr. Ciciotti confirmed this. Conversation followed, and the board members generally felt this would be a good idea.

Mr. Heins and the board talked about how certain other boards, committees and commissions are nominating one of their members to be on the Master Plan Steering Committee. Mr. Heins gave an update on the people nominated thus far.

A conversation also took place about the process of soliciting volunteers to be the citizen-at-large member (or members) of the Master Plan Steering Committee.

The board members agreed that they would appoint the members of the Master Plan Steering Committee at their next meeting on January 9, and directed Mr. Heins to set a deadline accordingly for citizen-at-large applications to be received. Discussion ensued.

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