



PEMBROKE PLANNING BOARD MINUTES

MONDAY, JUNE 26, 2023

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), Scott Martino, James Noone, Heather Tremblay, and Andrew Wandell.

BOARD MEMBERS ABSENT: None.

OTHERS PRESENT: Matthew Heins (Planning Board Assistant), Steven Ciciotti (Select Board), Deborah Keller, Donald McGill, Kevin Grady, Jim Baillie, Joe Caristi, Bill Hurley, Robert Richards, John Poirier, 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 APPROVAL NOT REQUIRED SUBDIVISION (FORM A) FOR PROPERTIES AT 5 AND 15 SOUTH STREET

Robert Richards, the owner of 5 South Street, came before the board and explained that he and the owner of 15 South Street had discovered that the actual legal boundary between their two properties is not where they believed it was, and in fact runs through a pool that one of them owns. For this reason, they want to do an Approval Not Required Subdivision (Form A) application to adjust the boundary, and as part of this process they would have a surveyor do a new drawing. Mr. Richards felt that it was worthwhile to discuss all this with the Planning Board before proceeding with the new drawing and the application.

In general, the board members were amenable to the idea of adjusting the boundary as Mr. Richards described through an Approval Not Required Subdivision (Form A). Ms. Tremblay asked whether the setback from the pool would be less than what is required by the zoning bylaws, but the other board members felt that was not an issue.

In reply to a question, Mr. Richards explained that the boundary adjustment would be done in such a way that the two lot sizes would remain the same.

DISCUSSION ABOUT POSSIBLE CONSTRUCTION OF NEW BUILDING ON UNDEVELOPED PROPERTY AT 75 CHURCH STREET

Joe Caristi came before the board to discuss the possible construction of a new building at 75 Church Street, which is an empty, undeveloped property (adjacent to 95 Church Street, a property containing a small strip mall).

Mr. Caristi explained that he is the potential purchaser of this property, which is about 2.5 acres in size. He said that he would use the property for storage, to create additional space for his existing business located on Washington Street in Pembroke. He explained that the building would be a four-bay garage.

Mr. Caristi explained that his business is a fire alarm company, and that he needs additional space for his inventory. He emphasized that his business would continue to operate from its location on Washington Street, and this building would be strictly for storage.

Discussion followed. Mr. Wandell said they would prefer that the building have a pleasing appearance from Church Street. Mr. Caristi said the building would be less than 7,500 square feet in size.

Jim Baillie explained that he is the agent representing the seller. He asked about whether the wetlands would pose a problem, and the board discussed this issue.

ROUTINE ADMINISTRATIVE MATTERS

Mr. Taylor made a motion that the board accept the meeting minutes for Monday, May 22, 2023. Mr. Roundtree seconded the motion, and the board voted unanimously in favor.

Mr. Roundtree summarized the progress thus far of the Master Plan Collaboration Committee.

Mr. Taylor made a motion to approve the request from Russell Field for Site Plan #SP5-17 at 240 & 258 Oak Street to extend the Site Plan Approval expiration date to July 21, 2024, and to extend the Site Plan Approval completion date to July 21, 2025. Mr. Wandell seconded the motion, and the board voted unanimously in favor.

Mr. Heins noted that the Zoning Board of Appeals had denied the appeal of the building inspector's cease and desist order regarding the Barker Street properties.

PUBLIC HEARING FOR PROPOSED SITE PLAN #SP4-23 AND SPECIAL PERMIT AT 74 AND 0 CONGRESS STREET (MULTIFAMILY HOUSING)

Ms. Siciliano-Perry reopened the public hearing (continued from May 1, 2023, and May 22, 2023) on the applications of Whatbarn, LLC, Donald McGill, Manager, 29 Duck Hill Road, Duxbury, MA 02332, requesting Site Plan approval under the Zoning Bylaws of the Town of Pembroke, Section V.7. (Site Plan Approval), and requesting a Special Permit under the Zoning Bylaws of the Town of Pembroke, Section IV.2.B.3. (Multiunit Dwellings Allowed by Special Permit in Residential-Commercial District). The applicant proposes to construct a multifamily residential project of eleven two-bedroom units

that would consist of ten new single-family detached structures and one former barn converted into a single-family detached structure, along with parking areas, two access drives, a stormwater drainage system, septic systems, landscaping and other improvements. The property, consisting of two adjacent lots, is about 3.3 acres in size and is located at 74 and 0 Congress Street, Pembroke, MA 02359, in the Residential-Commercial District, as shown on Assessors' Map F9, Lots 11 and 12C. A copy of the application is available in the Office of the Planning Board at Pembroke Town Hall.

Donald McGill, the applicant (through Whatbarn, LLC) and developer of the project, was present, along with the project's engineer Kevin Grady.

Deborah Keller, the board's peer review engineer for the project, was also present.

Mr. Grady described the minor changes made to the design since the last session of the public hearing. He said the lighting would consist of downcast lighting, along with individual lights ("dark skies") on the front of the garages. He said the size of the emergency turnaround had been increased. He explained that the surface infiltration system had been changed to a subsurface drainage system, and that this system would prevent any increase in the rate of stormwater runoff.

Mr. Grady also explained that due to septic system issues, one proposed detached single-family unit had been eliminated and two residential units were now in the existing building (previously a barn). He went over the architectural drawings for this two-unit building. He also noted that a row of arbor vitae had been added to address the concerns of an abutter.

Ms. Keller spoke briefly about the architectural drawings, and about the water main and additional fire hydrant. She said that all her comments had been addressed.

Mr. Roundtree asked about the proposed subsurface drainage system, and Mr. Grady described it.

Mr. Heins recommended that the public hearing be continued so that one or two of the board members who had missed a session of the hearing could "catch up" by using the Mullin Rule, and also to allow Mr. Grady to submit the final version of the drawings as one pdf file. Mr. Heins explained that he would prepare the draft documents for the site plan decision and special permit decision, and have them ready for the board to sign at the next session of the hearing.

Mr. McGill asked about the Mullin Rule, and a brief conversation followed.

Mr. Taylor made a motion to continue the public hearing for Site Plan #SP4-23 and Special Permit at 74 & 0 Congress Street to July 17, 2023, at 7:00 pm. Mr. Wandell seconded the motion, and the board voted unanimously in favor.

DISCUSSION ABOUT POSSIBLE MODIFICATIONS TO WOLVES DEN SPORTS COMPLEX AT 340 OAK STREET

John Poirier, the operator of the Wolves Den Sports Complex at 340 Oak Street, came before the board to discuss possible modifications to this building, including upgrading the snack bar to a full restaurant and adding other sports uses.

Mr. Poirier explained that the board had approved the proposed conversion of the snack bar into a restaurant a few years ago, but then the Covid pandemic had begun and so it did not get built. He

described the other changes he wished to make to the building, including moving the physical therapy office and adding pickleball, golf simulators, cornhole, and a pool table.

A discussion took place about what type of approval Mr. Poirier needed to get, especially as regards it being a minor modification to an existing site plan and a special permit for the restaurant.

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

Mr. Noone explained that Mr. Poirier should give the board his final floor plan drawings once they are completed. Discussion ensued.

ROUTINE ADMINISTRATIVE MATTERS

The board and Mr. Heins briefly discussed Subdivision #1701 Bristol Estates and the road acceptance process.

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