



PEMBROKE PLANNING BOARD MINUTES

MONDAY, SEPTEMBER 18, 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 (Selectboard), Deborah Keller, Matthew Dacey, Sarah Dacey, Thomas Dacey, Michael Murphy, Thomas Godfrey, Jeffery Tocchio, James Bristol, Mark Romanowicz, Joshua Green, Taylor Corsano, Gregory Morse, 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."

ROUTINE ADMINISTRATIVE MATTERS

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

Mr. Taylor made a motion to extend the Site Plan Approval expiration date for Site Plan #SP6-19 at 345 Oak Street to October 1, 2024, and to extend the deadline for the project to be completed in its entirety to October 1, 2025. Mr. Noone seconded the motion, and the board voted unanimously in favor.

VOTE TO ENDORSE APPROVAL NOT REQUIRED PLAN (FORM A) FOR PROPERTY AT 345 PLEASANT STREET

Gregory Morse, a civil engineer, came before the board to request that the board endorse (i.e., approve) an Approval Not Required Plan (also known as a Form A) for the property at 345 Pleasant Street (Assessors Map F11, Lot 13).

Mr. Morse explained that the property owner wished to divide the lot into two lots, with the smaller lot to contain the existing single-family house and the larger lot to be donated to the Wildlands Trust.

Mr. Heins noted that there could be a legal issue relating to a conservation easement on the property, but added that this did not seem relevant to the Form A application.

Mr. Noone made a motion that the board authorize the Clerk to endorse the Approval Not Required Plan for the property at 345 Pleasant Street. Mr. Taylor seconded the motion, and the board voted unanimously in favor.

Since the Clerk of the board had not yet arrived, Mr. Wandell made a motion that the Vice-Chairman sign the Approval Not Required Plan for the property at 345 Pleasant Street. Mr. Noone seconded the motion, and the board voted unanimously in favor.

Mr. Taylor signed the drawings, on ordinary paper and mylar, for the Approval Not Required Plan for the property at 345 Pleasant Street.

DISCUSSION ABOUT POSSIBLE MODIFICATIONS TO SITE PLAN AT 204 CENTER STREET (A.K.A. PEMBROKE VILLAGE)

Matthew Dacey came before the board to discuss a possible modification to the previously approved design for the Site Plan at 204 Center Street, also known as Pembroke Village (originally Zoning Board of Appeals Case #89-04 and later Zoning Board of Appeals Case #13-22). The previously approved design (which was approved by a remand order but was not built) is to construct two new buildings in order to expand and complete an existing built project that consists of multiple townhouse residential units.

The board and Mr. Dacey had previously discussed this project on August 7, 2023.

Ms. Siciliano-Perry explained that Mr. Heins had communicated with town counsel about the project. She said that the board had the option to stick with the settlement agreement approved by the remand order, or to entertain a modification of the site plan and decide whether it requires a full site plan approval. The latter option would necessitate a public hearing.

Mr. Wandell suggested that the board adhere to the agreement specified by the remand order. Mr. Noone and Mr. Taylor expressed agreement.

Mr. Wandell made a motion that the board require the applicant to comply with the remand order, and Mr. Noone seconded the motion. Mr. Wandell, Mr. Noone, Mr. Taylor, and Mr. Martino voted in favor, Ms. Siciliano-Perry and Ms. Tremblay abstained, and the motion passed.

ROUTINE ADMINISTRATIVE MATTERS

Mr. Noone made a motion that the board approve the minutes for August 7, 2023. Mr. Wandell seconded the motion, and the board voted unanimously in favor.

VOTE TO APPROVE PROPOSED SIGNAGE AT 166 CENTER STREET IN CENTER PROTECTION DISTRICT

The board considered the request to approve proposed signage at 166 Center Street (for Hannon-Murphy Insurance) in the Center Protection District, and examined the drawings submitted of the proposed signage. Per the zoning bylaws, signage in the Center Protection District must be approved

by both the building inspector and the Planning Board, whereas signage elsewhere in town only needs to be approved by the building inspector.

The board was in general agreement that the new proposed signage was acceptable and in conformity with the rules for the Center Protection District specified by the zoning bylaw.

Mr. Wandell made a motion that the board approve the proposed signs at 166 Center Street. Mr. Noone seconded the motion, and the board voted unanimously in favor.

Board member Stephan Roundtree arrived at this time.

PUBLIC HEARINGS FOR PROPOSED SITE PLAN #SP3-22 AND SPECIAL PERMIT FOR COUNTRY CLUB CLUSTER HOUSING TO CONSTRUCT AN AGE-QUALIFIED CLUSTER DEVELOPMENT OF 172 RESIDENTIAL UNITS, CHANGES TO EXISTING GOLF COURSE, AND OTHER ALTERATIONS NEAR WEST ELM STREET AND DWELLEY STREET

Ms. Siciliano-Perry reopened the two public hearings (continued from September 12, 2022, October 24, 2022, November 14, 2022, January 30, 2023, March 27, 2023, May 22, 2023, and August 7, 2023) running concurrently on the applications of Weathervane at Pembroke Country Club, LLC, 190 Old Derby Street, Suite 311, Hingham, MA 02043, 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 V.13.1.A. (Special Permit From Planning Board Required for Age-Qualified Cluster Developments). The applicant proposes to construct an Age-Qualified Cluster Development consisting of 172 residential units, several access drives and interior roads, a driving range, golf cart paths, a stormwater drainage system, a wastewater treatment plant, reconfigurations to an existing 18-hole golf course, and extensive landscaping, on a property of about 244 acres. The residential units would consist of 163 new single-family houses, 2 renovated existing single-family houses, and a multifamily building of 7 units. [However, the number of total, single-family and multifamily residential units is being adjusted through design revisions during the site plan review and public hearing process.] The access drives to the development would be off West Elm Street, Dwelley Street and Hazelwood Drive. The property is located at 94 West Elm Street, Pembroke, MA 02359, in Residence District A and the Water Resource and Groundwater Protection District, as shown on Assessors' Map B11, Lot 33. (This property formerly consisted of multiple lots, which before being merged were identified as 94 West Elm Street [Map B11, Lot 33], 0 West Elm Street [Map B10, Lot 4], 80 West Elm Street [Map B10, Lot 4A], 54 Dwelley Street [Map B12, Lot 39], 110 Dwelley Street [Map A12, Lot 47], part of 84 Hazelwood Drive [Map A11, Lot 32], and part of 58 West Elm Street [Map B10, Lot 3].) A copy of the application is available in the Office of the Planning Board at Pembroke Town Hall. Certain application materials are also available at <https://www.pembroke-ma.gov/planning-board/pages/applications-received> (scroll down).

Members of the project team including Thomas Godfrey, Jeffery Tocchio, James Bristol, Mark Romanowicz, Joshua Green, and Taylor Corsano were present.

The board's peer review engineer for the project, Deborah Keller (of Merrill Engineers and Land Surveyors), was also present.

Mr. Tocchio introduced himself and the other members of the project team. He explained that they would be happy to answer questions regarding their recent revised submission, but might not be

able to reply to every question in detail since they were still preparing their next round of revisions based on Ms. Keller's recent peer review report.

Ms. Corsano described the current design. She explained that it still contains 170 new residential units, of which 162 are single-family houses and 8 are multifamily units. There are 18 units on Dwelley Street and 17 units on Hazelwood Drive. The function area and clubhouse would remain the same, and another building would be repurposed. The project would still have four entrances, and there would be gates to block through traffic at the two main entrances.

At Ms. Siciliano-Perry's request, Mr. Romanowicz described how an existing building would be renovated and its architecture would be similar to a new building next to it.

Mr. Noone asked if the gravel roads for emergency access could be paved and built without barriers, and discussion ensued. Ms. Corsano explained that their design had already been discussed with the Fire Department, and she described this in more detail.

The board members and Ms. Keller talked about the extension of Hazelwood Drive and the issues it raises. A detailed discussion took place about how the extension meets the existing cul-de-sac. Mr. Bristol said that he had met with a specific neighbor to help resolve some of the possible problems. Ms. Tremblay noted the possibility that car headlights could be a nuisance to particular residents.

Ms. Keller asked about the gates at the two main entrances on West Elm Street and Dwelley Street, and Ms. Corsano confirmed that they were coordinating these with the Fire Department.

Ms. Siciliano-Perry asked how two adjacent buildings would be identified to avoid confusion, and Mr. Tocchio described this and explained that the multifamily building would have its own parking lot. Conversation followed. Mr. Tocchio also explained where the golf carts would be stored and brought to the players.

Mr. Tocchio said that the multifamily building would be slightly lower down and thus less noticeable. He and Ms. Siciliano-Perry discussed the building in more detail.

Ms. Siciliano-Perry asked about the collection of trash, and Mr. Tocchio said it would be picked up throughout the project on a weekly basis. Ms. Siciliano-Perry and Mr. Tocchio also discussed the delivery of mail, and Mr. Tocchio said that each house would probably get its own mail (rather than a collective mail location).

Mr. Roundtree asked about the phasing of the project's construction, and discussion followed. A conversation also took place about soil removal versus fill, with Ms. Corsano saying the goal is to avoid bringing in a lot of fill.

Ms. Siciliano-Perry asked about how the entrance on Dwelley Street had been shifted, and Ms. Corsano described this.

Mr. Tocchio suggested that the public hearing be continued to November 13, to give sufficient time for submission of a new set of drawings and peer review.

Mr. Noone and Ms. Corsano discussed the project's wastewater treatment plant, and Ms. Corsano explained that it has to be approved by the state's Department of Environmental Protection (DEP).

A conversation took place about the provision of gas to the project.

Ms. Siciliano-Perry asked if any abutters or members of the public wished to ask questions or make comments, but nobody spoke.

Mr. Wandell made a motion to continue the public hearing to November 13, 2023, at 7:15 pm. Mr. Noone seconded the motion, and the board voted unanimously in favor.

Mr. Taylor 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