



## **PEMBROKE PLANNING BOARD MINUTES**

**MONDAY, OCTOBER 2, 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), Jason Pithie and Michael Ricciardi (Manager of LLC).

### **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."

**Vote whether to extend Site Plan Approval expiration date to November 5, 2024, and to complete project in its entirety to November 5, 2025, for Site Plan #SP2-19 at 171 Mattakeesett Street:**

Mr. Wandell inquired about the applicant submitting a special permit to the ZBA board due to concerns about the boats being stored outside near the front of the property. At this time, the special permit hasn't been submitted yet by the applicant.

Mr. Taylor made a motion to continue the public hearing to November 13, 2023, at 7:15 pm. Mr. Wandell seconded the motion, and the board voted unanimously in favor. Mr. Heins was asked to contact the applicant and request a special permit application be submitted to the ZBA board.

**Discussion about possible rescission of Subdivision #1801 Dominic's Way and process by which this would be done:**

Mr. Pithie (Attorney for Representing Adventures Unlimited, LLC and Manager of LLC) provided the board with a recap regarding the sub-division approval on September 10, 2018. The approved subdivision is located at 56 Gorham Avenue, Pembroke, MA 02359, on a 3.76-acre parcel, and would

consist of three single-family houses. The property is located in the Residential A district on Assessors' Map A6 Lot 251.

Within two years the lots were listed with 2 different Real Estate Brokers to develop the lots. Due to the cost prohibited water connection fee the brokers were not able to sell the property.

In 2020 & 2021 an extension was requested for not pulling a building permit due to not selling the property.

In 2022 the plans were vacated because they decided to not seek the extension of the subdivision approval due to not selling the property.

New plans were designed for a rescission of the sub-division to go back to the original single-family home. Town counsel stated applicants needed to go through the public hearing process.

Mr. Wandell made a motion to charge the applicant \$200 for application fees to rescind the previously approved sub-division plan. Mr. Noone seconded the motion, and the board voted unanimously in favor.

Public hearing will take place on Monday, November 13, 2023.

**Discussion about, and possible vote whether to approve, proposed signage at 147 Center Street (Rockland Trust) in Center Protection District:**

Date changed to discuss on October 23, 2023, after October 2<sup>nd</sup> agenda was created.

**ROUTINE ADMINISTRATIVE MATTERS**

Discussion about Planning Board-Country Club cluster housing project quorum. The board is in good standards to meet quorum. Next public hearing is November 13, 2023.

Mr. Roundtree made a motion that the board accept the minutes for September 18, 2023. Mr. Taylor seconded the motion, and the board voted unanimously in favor.

The board wished Mr. Heins well and thanked him for his services.

Ms. Trembly made a motion to adjourn the meeting, Mr. Roundtree seconded the motion, and the board voted unanimously in favor.