



PEMBROKE PLANNING BOARD MINUTES

MONDAY, OCTOBER 23, 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, Heather Tremblay, and Andrew Wandell.

BOARD MEMBERS ABSENT: James Noone

OTHERS PRESENT: Sue Glauben (Planning Board Assistant), Eoghan Kelley, Tony Marciello (phone)

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 on proposed signs at 147 Center Street (Rockland Trust bank) in Center Protection District:

Mr. Marciello (Sunshine Sign) explained to the board that the existing signs are old and need to be replaced. The design and the number of the signs are the same.

Mr. Wandell made a motion to approve the signs at Rockland Trust Bank. Mr. Roundtree seconded the motion, and the board voted unanimously in favor.

Mr. Taylor recused himself from the vote.

Discussion and possible vote on extending Site Plan approval expiration date and special permit for Site Plan #SP2-19 at 171 Mattakeesett Street:

Mr. Wandell explained to the board that due to the bylaws regarding the outside storage of goods, the applicant needs a special permit. Applicant sent in an incomplete application. Applicants need to come to the town hall to pay the appropriate fees.

Mr. Wandell made a motion to extend the application to January 1, 2024, with the stimulation he completes the application for the special permit. Mr. Taylor seconded the motion, and the board voted unanimously in favor.

Possible vote whether to extend deadline for Subdivision #1701 Bristol Estates

Mr. Kelley (President/Downwind Realty Inc.) requested an extension for completion to November 13, 2024. Mr. Kelley discussed the few items that needed to be completed. The project is almost wrapped up. His plan is to have everything completed by spring meeting to discuss road acceptance.

Mr. Wandell made a motion that the board extend the project's time for completion to November 13, 2024. Mr. Roundtree seconded the motion, and the board voted unanimously in favor.

ROUTINE ADMINISTRATIVE MATTERS

Mr. Taylor made a motion that the board accept the minutes for October 2, 2023. Ms. Trembly seconded the motion, and the board voted unanimously in favor.

The board discussed continuing the Country club cluster housing public hearing to a future date. Ms. Siciliano-Perry will not be able to attend the meeting.

Mr. Wandell mentioned Judy Parks, the Affordable Housing Committee wants to discuss a proposal for a friendly 40B project. She would like to attend a future meeting.

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