



PEMBROKE PLANNING BOARD MINUTES

MONDAY, NOVEMBER 13, 2023

LOCATION: Room 6 (Veterans Hall), Pembroke Town Hall

STARTING TIME: 7:00 pm

BOARD MEMBERS PRESENT: Daniel Taylor (Vice-Chairman), Stephan Roundtree (Clerk), Scott Martino, Heather Tremblay, and Andrew Wandell.

BOARD MEMBERS ABSENT: Alysha Siciliano-Perry (Chairman) and James Noone

OTHERS PRESENT: Sue Glauben (Planning Board Assistant), Donald McGill, Scott Chaharyn, Miles Prescott, Jason Pithie, Jane Shineberger, and Joseph and Evelyn Bonanno

OPENING THE MEETING

Mr. Taylor opened the meeting with the Chairman's statement.

#SP4-23 74 AND 0 Congress Street discussion on relocating the leaching field to its original location.

Mr. McGill (Manager) discussed moving the septic field back to its original location. When they originally perked the property, they were unsure where the septic fields were going to be laid out. Afterwards, the drawings were created listing the septic fields. Originally, they didn't perk the area the septic system was laid out in drawings. It was decided to move house back to the front where it was originally perked. They will still have eleven standalone units. This will also provide additional outside storage for each unit. Everything else will stay the same. All requests were approved by the Board of Health.

Mr. Wandell made a motion to accept the minor modifications to the existing site plan. Ms. Tremblay seconded the motion, and the board voted unanimously in favor.

Informal meeting regarding Pembroke Historical Society fundraiser project.

Mr. Chaharyn (Board of Directors, Historical Society) and Mr. Prescott discussed selling date board signs in the Pembroke Center District. This is for buildings in the Center Protection District over 100 years old. The size of the date boards will be 12 x 17 x 1/2 and they are wooden. A link will be posted on the Pembroke Historical Facebook page to purchase signs.

Mr. Wandell made a motion to provide blanket approval for date board signs if they remain the same size and materials. This is for signs in the Center Protection District only. Ms. Trembly seconded the motion, and the board voted unanimously in favor.

#SP3-22 Country club cluster housing public hearing (continued)

Mr. Taylor explained that the public hearing was to be immediately continued to a future date with no discussion or testimony at this time apart from a vote to extend the decision deadline.

Mr. Wandell made a motion to continue the public hearing for Case #SP3-22 [Country Club Cluster Housing] to December 4, 2023, at 7:15 pm. Ms. Trembly seconded the motion, and the board voted unanimously in favor.

ROUTINE ADMINISTRATIVE MATTERS

Mr. Wandell made a motion that the board accept the minutes for October 23, 2023. Ms. Trembly seconded the motion, and the board voted unanimously in favor.

Discussion and approval on identifying the road acceptance process for all 40B projects with the Planning Board.

Discussion on 2024 Planning Board meeting calendar. Calendar was approved.

Discussion on Form A (lamp swap) on Equestrian Way. The board had a few questions for the applicant and requested him to speak to the board directly at the next meeting.

Discussion on the activity with the Master Plan Committee. Mr. Roundtree provided a recap of recent meetings.

Mr. Wandell made a motion that the board take an 8-minute recess. Ms. Trembly seconded the motion, and the board voted unanimously in favor.

Public hearing on the application of Adventures Unlimited LLC, requesting approval of a proposed Rescission for Subdivision #1801 Dominic's Way

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. They filed for two extensions due to not being able to sell the lots. They would like to go back to 1 entire lot (3.76 acres) due to the tax burden. They were paying taxes for 3 lots. Mr. Pithie explained the rescission won't go into effect until the planning board approves the rescission and has been re-recorded at the Registry of Deeds. Mr. Pithie mentioned there hasn't been any work done on the development of the property. Mr. Wandell inquired about if materials were being stored on the property. The Planning Board has received a few phone calls from residents inquiring about materials being stored on the property. Mr. Pithie mentioned the owner of the property and its current tenant is an employee of a construction company who brings his truck home

and sometimes stores his truck, trailer and machines on the property. No additional materials are being stored on the property.

Mr. Taylor opened the meeting to comments from the public.

Ms. Bonanno (neighbor) discussed the property being overgrown and doesn't look like it used to. She also discussed her concerns about properties being built in the future. It was mentioned if additional properties were going to be developed in the future, the applicant would need to submit an application.

Mr. Wandell made a motion to rescind subdivision #1801 Dominic's Way. Mr. Roundtree seconded the motion, and the board voted unanimously in favor.

Ms. Shineberger (neighbor) inquired about the property on Dominic's Way not looking like it used to. Mr. Taylor mentioned she should speak to the Building Inspector regarding her concerns.

Mr. Wandell made a motion to close the public meeting. Ms. Trembly seconded the motion, and the board voted unanimously in favor.

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