



PEMBROKE PLANNING BOARD MINUTES

MONDAY, December 4, 2023

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

STARTING TIME: 7:00 pm

BOARD MEMBERS PRESENT: Alysha Siciliano-Perry (Chair), Stephan Roundtree (Clerk), Scott Martino, Heather Tremblay, and Andrew Wandell, and James Noone (phone)

BOARD MEMBERS ABSENT: Daniel Taylor (Vice-Chair)

OTHERS PRESENT: Sue Glauben (Planning Board Assistant), Kiowe "Obi" Smith, Kristen Shaughnessy, Ryan Shaughnessy, Frank Duggan and Steve Ciciotti (Select Board)

OPENING THE MEETING

Ms. Siciliano-Perry opened the meeting with the Chairman's statement.

Ms. Siciliano-Perry mentioned as of Tuesday December 5, 2023, Comcast/Xfinity channels will be changing their channel numbers with the following:

- Comcast 13 will become Comcast 6
- Comcast 14 will become Comcast 8
- Comcast 15 will become Comcast 9
- Comcast 98 will become Comcast 26
- Comcast 1085 will become Comcast 1076
- Comcast 1084 will become Comcast 1075
- Comcast 1090 will become Comcast 1071

Discussion on the possibility of relaxing marijuana use (sale, growing, etc.) regulations.

Mr. Smith discussed the possibility of opening a marijuana dispensary in Pembroke. This is in hopes of reducing the tax burden for all residents. He has seen a lot of growth in Pembroke over the last 20 years and increased taxes. He discussed the local dispensaries in our surrounding towns which are clean, safe and efficient. They also have employees and detailed Police Officers. Mr. Smith also mentioned we are

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losing our tax base and jobs for our residents. Those towns can reinvest tax proceeds to our schools, sports and the town's infrastructure.

Mr. Wandell feels the Planning Board doesn't have any say on this decision. He suggested getting a citizen's petition to put an article on the warrant. The petition would be to lift the town's moratorium.

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

Ms. Siciliano-Perry 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 18, 2023, at 7:30 pm. Mr. Roundtree seconded the motion, and the board voted unanimously in favor via roll call.

#2304-Discussion about and vote whether to endorse Approval Not Required (Form A) application.

Request is for property at 15 Equestrian Way (Assessors' Map C10, Lot 46F). Mr. Duggan requested a land swap with 27 Pheasant Lane Assessors' Map C11, Lot 13A). The reason for the swap is to gain frontage on Equestrian Way.

Mr. Wandell made a motion to endorse ANR, Form A application for the property on 15 Equestrian Way to land swap with 27 Pheasant Lane and. Ms. Trembly seconded the motion, and the board voted unanimously in favor via roll call.

ROUTINE ADMINISTRATIVE MATTERS

Mr. Wandell made a motion that the board accept the minutes for November 13, 2023. Mr. Martino seconded the motion, and the board voted unanimously in favor via roll call except for Ms. Siciliano-Perry and Mr. Noone who abstained from the vote due to their absence from the meeting.

Discussion on Article 12 Town Bylaw. It was suggested that the town counsel attend a Planning Board meeting to verify the language on next steps.

Mr. Wandell made a motion to adjourn the meeting. Mr. Martino seconded the motion, and the board voted unanimously in favor via roll call.

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