



PEMBROKE PLANNING BOARD MINUTES

MONDAY, December 18, 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/ZBA Assistant), Judy Parks, Maureen Josie, Jim Bristol, Greg Howell, Linda Peterson, Henry Mosca, Deborah Keller, Jeff Tocchio, Tom Godfrey and Taylor Corsano.

OPENING THE MEETING

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

Ms. Siciliano-Perry also read the following: "Board member James Noone is participating via remote participation in accordance with the requirements of 940 CMR 29.10 via speakerphone due to personal illness/emergency/geographic distance/personal disability/military service. All votes during this meeting will be made via roll call."

Judy Parks, Affordable Housing committee

Ms. Parks, chair of the Affordable Housing Committee, discussed dealing with the Affordable Housing issues in the town. The town is close to 10% but would like to increase the number of units available to the residents of Pembroke by up to 15%. Staying at 10% is not going to solve our affordable housing issues. The only way to do this is to work with 40B projects. They would like to get past the 40B regulatory requirements, so they have more control. In addition, they need more Affordable Housing in town.

They have been working with Bristol Development for a 40B project on Mattakeesett Street for rental housing for over 55. In addition to another small rental housing project on Plain Street.

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Their goal is to fit in with the zoning that we already have. The town has zones that are either already allowed by special permit or right multi-family housing. It could potentially develop four to fifteen units per acre. They looked at following the zoning setback and requirements for residential-commercial zone as a place to start. They would like to work with developers to get to a reasonable acceptable proposal in which they could endorse.

Permit granting needs to come through the ZBA. The Affordable Housing Committee would like to work with the Planning Board to make sure we have a process that is fair, clear and moving the town in the direction that we want to go in and in conjunction of the master plan.

It was also discussed the development of St. Thecla's. The development arm of the Archdiocese will get funding with tax credits. They understand the process and due to this the town will have an opportunity for a better development. They will also need to work with the Affordable Housing Committee to come up with a reasonable proposal. The street and the size of parcel is appropriate. Also, this will be beneficial for young families in town.

Mr. Wandell mentioned the demographics trends are changing in town. We are seeing a declining enrollment in our school systems. We want to attract younger families to live in town. The Planning Board prepared a 2018 housing projection plan. It's an active document which includes the demographics in town and growth projection. All information will also be included in the Master Plan as well.

Brief discussion on the Haley administration which has a lot of initiatives due to infrastructure issues within the South Shore. Possibly mandating ADU (Accessory Dwelling Units) be included for affordable housing. ADU are currently restricted to relatives only and 800 sq feet maximum.

Discussion on generating economics beyond taxes and managing the growth of the town.

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

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, August 7, 2023, September 18, November 13, 2023 and December 4, 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

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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, and Taylor Corsano were present.

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

Mr. Tocchio introduced himself and the other members of the project team. The team went through suggested plan changes last week from the peer review. They realize Ms. Keller didn't have time to look over the revised submittal. The team just wanted to provide an update to the board.

Currently there are 16 buildings consisting of a function facility, clubhouse, and a free-standing pro shop. They are proposing to relocate the function facility to the proposed Clubhouse/Tavern Building, which will be equipped with new, modern kitchen facilities. The existing clubhouse function building will be re-purposed for Pro Shop/Office/Event/Guest Suite/Golf Cart Storage use and receive a facade redesign and an interior reconfiguration and upgrade to add contemporary gold club support amenities. The basement floor of the building will continue to be used to store and charge golf carts. The first floor of the building is proposed to be renovated to include a new Pro Shop, an event reception area, event meeting rooms, an event lounge, and guest suites, all customarily incidental to well-known Massachusetts golf courses with function facilities.

Ms. Corsano described the current design. House layout is the same and hasn't changed. They have been working on extensive changes to the drainage system. The changes were due to the peer review comments. They are in the same location, just needed to be bumped out which required a lot of regrading. They added in standard weathervane houses, consisting of a couple different styles. A new mailroom was added as well. They shifted two entrances about 10 feet to maintain the grading to avoid going on neighboring properties.

Mr. Wandell asked about the waivers requested. They are requesting waivers to reduce the setback to 15 feet from 50 feet for a few locations. One location is at Putters Run by the clubhouse; it wraps around the water tower. They are 18 feet off the property line. Another location is at the emergency access which is 30 feet off the property line. They maintain the existing entrance which is closer to the property line. They are asking for a blanket waiver for approximately 7 items.

The main entrance will include signage to direct residents to residential, multi-family and direct residents to the golf and residential restaurant use.

They will provide 4 parking spaces per unit for single family condos: 2 in the driveway and 2 in the garage. The 8-unit multifamily home will have 16 parking spaces, and an additional 6 service parking spaces. The parking for maintenance shed will have 5 parking spaces, in addition to a 7-car bay garage. The golf course/restaurant use will have 272 parking spaces.

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64% of open space has been identified. It was recommended that it be restricted by the town to ensure compliance. The open space will be reserved for recreation (golf), conservation and open space.

Maintenance repairs will be captured by the association created.

Mr. Wandell mentioned that none of these roads will be an acceptable public way, and all covered by the HOA (Homeowner's association). Mr. Tocchio confirmed.

Ms. Keller asked about the condo association and the golf course. It was asked if they will be two separate functioning entities. The question was asked with respect to the wastewater treatment plant which will be used for both uses. Mr. Godfrey explained the entire property will function as a single condominium master deed going on record, and then will have 3-sub communities with residential, clubhouse, golf course, function facilities and open space area. All 3-sub communities will function as master communities, and both will contribute to the wastewater treatment facility as a common facility. Much like roadways etc. Some of the residential roadways will have unique components and be handled separately by the residential. Main entrance drive will be like the septic system and be shared.

Discussion on the status of the wastewater treatment facility being completed. DEP has seen the plans and provided the Engineer with their 2nd round of comments, and they are being addressed. Halfway through the process. The location of the leaching field and wastewater treatment facility are shown on the plans.

Ms. Siciliano-Perry opened the hearing to comments from the public. Mr. Howell (abutter) inquired about a phasing plan associated with this project. Ms. Corsano mentioned a phasing plan will be provided prior to construction. Mr. Howell also inquired about how the traffic construction will flow in and out, when construction begins and where it's going to be staged. Ms. Corsano mentioned that will be included in the phasing plan process. Mr. Howell also inquired about the design criteria regarding the weather events. His concern is around flooding. Ms. Keller mentioned it was a standard design following the state regulations. All the drainage must be designed for 100 years. Ms. Siciliano-Perry mentioned the importance of peer reviews with another engineering firm to ensure everyone is on the same page and all regulations are met.

Ms. Jasie (abutter) inquired about her concerns about traveling on W. Elm Street and how the development is going to affect the road. Her concern is regarding a creek of water that flows from the water tower area. She is concerned that if a road is going to be constructed there it could collapse the road. Ms. Corsano assured Ms. Jasie there would not be a new entrance where she is concerned. The existing entrance to Dwelley Street will be residential only. Ms. Josie also asked about the entrance to Oldham Street. It was discussed that nothing will change as far as entrances or exits on Oldham Street. Ms. Josie also discussed her concerns around a blind spot after Dwelley Street going towards Hanover on West Elm Street. She asked if there could be signage added to slow the traffic down. Mr. Wandell suggested speaking to the DPW regarding her concerns.

Mr. Mosca (abutter) asked if there was an option to view all the documents online. Ms. Siciliano-Perry mentioned all documents are on the town's website (Planning Board page).

Ms. Peterson (abutter) inquired about residents being able to travel back and forth within the property. Ms. Siciliano-Perry mentioned that the homeowners are welcome to own a golf cart if they would like.

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Ms. Peterson also discussed her concerns regarding a specific area on the golf course where there is a pond that drains into the power line which is wet and ends up in Oldham Pond. The area that Ms. Peterson is concerned about will not have any increased water flow.

Mr. Roundtree inquired about chemicals (medications) in the wastewater treatment facility prior to leaching field. Ms. Corsano mentioned they will have a DEP reviewed system which has at least 4 stages of filtering prior to going into the leaching field. This also includes monthly testing. Mr. Bristol mentioned the importance of educating the residents and properly disposing of their medications.

Mr. Wandell made a motion to continue the public hearing for Case #SP3-22 [Country Club Cluster Housing] to January 29, 2023, at 7:30 pm. Ms. Trembley seconded the motion, and the board voted unanimously in favor via roll call.

ROUTINE ADMINISTRATIVE MATTERS

Mr. Roundtree made a motion that the board accept the minutes for December 4, 2023. Ms. Trembly seconded the motion, and the board voted unanimously in favor via roll call.

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