

**PEMBROKE PLANNING BOARD MINUTES**  
**MONDAY, NOVEMBER 23, 2015**

**PRESENT:** Thomas Irving (Clerk) Andrew Wandell, Paul Whitman, Brian VanRiper, James Noone, Ken Fries, Atty. Robert Galvin Tyler Nims, John Hanna, Steve Kotowski, Nigel Harding, Daniel Sullivan, Carolyn Cleary Sullivan and Marilyn Zechello.

**PLANS:**

**Site Plan #SP5-13-RK Centers-Old Church Street-Informal**

**Plan #0408-Stone Meadow Farm-Review**

**Form A Plan #1503-Valley Street**

**Form A Plan #1504-599 Washington Street**

**Old Business:**

**Routing Slip for Site Plan #SP2-15-Shell Service Station**

Thomas Irving (Acting Chairman) opened the meeting by reading the Chairman's Statement.

**MINUTES:** Mr. VanRiper moved, seconded by Mr. Wandell, "That the Planning Board minutes dated November 9, 2015 are accepted as printed." Voted unanimously

**SITE PLAN #SP5-13-RK CENTERS-OLD CHURCH STREET:** Mr. Fries came before the Board with Attorney Galvin with a conceptual plan showing a new building pad for a new tenant and additional parking for the 99 Restaurant. RK Centers has required the rights to Old Church that is the remaining land next to the highway. This is no longer a state highway. We will be going before the Conservation Commission for a determination of wetlands. When asked about the use of the property, he stated that possibly a medical or a service office could be built there. They will be back with a plan when all the details have been worked out.

**PLAN #0408-STONE MEADOW FARM:** Mr. Hanna came before the Board to review the cost estimate that was prepared by Tyler Nims for the remaining items that need to be done in the subdivision. A road bond has to be posted for the remaining lots to be released. The cost estimate submitted was for \$131,700 and a discussion was held on bringing the cost down to reduce the amount needed for the bond. The Board will look at the cul-de-sac island as there is no landscape plan and the developer planted three pine trees in the island. There was a discussion about the remaining land in Kingston that will be used as a solar field. The developer stated that a Form A is being done for a lot that will give access to Kingston for the solar field. A discussion was held about the temporary easements and permanent easements will be done and recorded when the road is accepted. The developer will be working on the remaining items and will return with a new cost estimate and a Form A before placing a bond.

**FORM A PLAN #1503 VALLEY STREET:** Signed: Steve Kotowski came back before the Board with the Form A Valley Street. The Board had questions for Kopelman & Paige concerning the signing of the plan and spoke with Attorney Joel Bard last week. The plan was not using the frontage on Valley Street Lot #29 because of the wetlands and was creating Parcel A as a buildable lot and using a 20 foot access & utility easement as the driveway for Parcel A.

**FORM A PLAN #1504 599 WASHINGTON STREET:** Signed: Brian Taylor came before the Board with a Form A for 599 Washington Street. They are acquiring some land from Parcel E10-72 to combine it with the land for the condos. They will be working on a new site plan to be submitted.

Mr. Whitman moved, seconded by Mr. VanRiper, "That the Board votes to approve the Form A Plan #1504 for 599 Washington Street and have the Clerk sign the Plan." Voted unanimously

**OLD BUSINESS:**

A routing slip for Site Plan #SP2-15 entitled 223 Church Street (Shell Service Station) was received and the routing slip was signed by the Clerk. Mr. Wandell moved, seconded by Mr. Whitman, "That the Planning Board votes to have the Clerk sign the routing slip for 223 Church Street." Voted unanimously

A motion was made and seconded that the Planning Board meeting be adjourned at 8:55 p.m.

The next regular meeting of the Board will be held on Monday, December 7, 2015 at 7:30 p.m.

Respectfully submitted,

Marilyn A. Zechello-Planning Board Assistant