

**PEMBROKE PLANNING BOARD MINUTES**  
**MONDAY, January 25, 2016**

**PRESENT:** Daniel Taylor (Chairman), Rebecca Coletta (Vice-Chairman), Thomas Irving (Clerk), Andrew Wandell, Paul Whitman, Donald McGill, Brad McKenzie, Brian Murphy and Marilyn Zechello.

**PLANS:**

Site Plan #SP3-15-590 Washington Street-Public Hearing  
M & F Jewelers-Schoosett Street-Kirby-Cancelled  
Zoning By-law Change for Industrial District A-Murphy  
Old Business:  
Routing Slip for Kohl's-Church Street  
Minutes and Correspondence

Daniel Taylor (Chairman) opened the meeting by reading the Chairman's Statement.

**MINUTES:** Mr. Wandell moved, seconded by Mr. Irving, "That the Planning Board minutes dated Monday, December 21, 2016 are accepted as printed." Voted unanimously

**PUBLIC HEARING FOR SITE PLAN #SP3-15-590 WASHINGTON STREET:** Chairman Dan Taylor opened the public hearing by reading the following legal notice: "Notice is hereby given that the Planning Board will hold a public hearing on Monday, January 25, 2016 at 7:30 p.m. in the Planning Board Room, Town Hall, Pembroke, MA 02359 on the application of 590 Pembroke LLC., 271 Waverly Oaks Road, Suite 210, Waltham, MA 02452 requesting Site Plan Approval of the Zoning By-laws of the Town of Pembroke, Sec., V., 7 Site Plan Approval to redevelop the existing industrial use property located at 590 Washington Street in Pembroke, MA 02359 to a 9 unit multi-family development. Property is located at 590 Washington Street, Pembroke, MA 02359 as shown in Residential-Commercial District on Assessors' Map E10, Lot 67.

Daniel Taylor-Chairman

Advertised in the Pembroke Mariner & Express on Friday, January 8, 2016 and Friday, January 15, 2016. The Board reviewed the report received from McKenzie Engineering letter dated January 22, 2016 in answer to Merrill Corporate letter dated January 8, 2016 and there was only one item remaining to be addressed. Peter Palmieri stated that they recommend that the berm elevation at each of the bio-retention cells be raised slightly to provide 1' of freeboard. A discussion was held concerning the change to be made and they will make the change. The Board also reviewed the memo from the Conservation Commission letter dated January 21, 2016 with the engineer and all has been addressed. The developer will be going back to the Zoning Board of Appeals for the special permits needed once the Planning Board approves the project and writes conditions. The developer met with D.O.T. and submitted an application which will be reviewed. The rear portion of the property behind the former industrial

building is located in the MA-NHESP Priority Habitat. Since work is proposed within this area, review and approval by the Massachusetts Natural Heritage and Endangered Species Program will be necessary. A discussion about the landscaping plan and what is purpose is a buffer of trees to offset the wetlands with additional trees and a six (6) stockade fence. The Board will be writing conditions on Monday, February 8, 2016 at 8:15 pm.

Mr. Wandell moved, seconded by Mr. Irving, "That the Board votes to accept Site Plan #SP3-15 entitled 590 Washington Street the revised plan dated January 21, 2016 as amended and submitted."

Voting in favor: Wandell, Irving, Coletta and Taylor

Opposed: No one

Abstaining: Whitman

Mr. Wandell moved, seconded by Mr. Irving, "That the Board votes to close the public hearing for Site Plan #SP3-15 entitled 590 Washington Street.:

Voting in favor: Wandell, Irving, Coletta and Taylor

Opposed: No one

Abstaining: Whitman

**ROUTING SLIP FOR KOHL'S DEPARTMENT:** SIGNED: A routing slip was presented to the Board for the Kohl's Department store at 139 Church Street for a building permit. The Board reviewed the plans and determined that a site plan would not be required for the changes to be made. Ms. Coletta moved, and Mr. Wandell seconded, "That the Board votes to have the Clerk sign the routing slip." Voted unanimously

**REVIEW BY-LAW CHANGE FOR INDUSTRIAL DISTRICT A:** Mr. Murphy came before the Board with changes to the Industrial District A. He had been before the Board two weeks earlier to discuss possible changes. Changes he would like to see made to this district are just a few number changes as the current by-law is a little bit too restrictive. Changes to the Front Yards, Side Yards, Rear Yards and Building Floor Area were looked at and reviewed. A lengthy discussion was held about how to make the remaining land more marketable for businesses to come to the town. The Board is looking to have a by-law in place for town meeting at the annual town meeting. The Board would like to look at other towns by-laws and finalize a by-law for the annual town meeting.

A motion was made and seconded that the Planning Board meeting be adjourned at 8:45 p.m.

The next regular meeting of the Planning Board will be held on Monday, February 8, 2016 at 7:30 p.m.

Respectfully Submitted,

Marilyn A. Zechello-Planning Board Assistant