

PEMBROKE PLANNING BOARD MINUTES
MONDAY, MAY 9, 2016

PRESENT: Daniel Taylor (Chairman), Rebecca Coletta (Vice-Chairman), Thomas Irving (Clerk), Brian VanRiper, Andrew Wandell, Paul Whitman, James Noone, Attorney Robert Galvin, Donald McGill and Marilyn Zechello.

PLANS:

Informal for 220 Center Street-McGill

Old Business:

Minutes and Correspondence

Chairman Daniel Taylor opened the meeting by reading the Chairman's statement.

MINUTES: Mr. VanRiper moved, seconded by Mr. Wandell, "That the Planning Board minutes dated Monday, May 2, 2016 are accepted as printed." Voted unanimously

INFORMAL FOR 220 CENTER STREET: Attorney Robert Galvin came before the Board informally with his client to talk about 220 Center Street in the Center Protection District and the mixed use district. We are working on trying to keep within the zoning by-law for mixed use. This project is entirely in the Center Protection District with no access on Kilcommons Drive. Grady Consulting is the engineer for the project there will be 18 units of residential and a commercial building in the front. There will be six-one bedroom apartments above the 2400 sq. foot commercial building. The commercial building will be built at the same time as the residential units. There will be four variances and special permits will also be needed. The units will have garages with spaces for guest parking. A question about the entrance and if it was possible to line up the driveway with the street across the way was asked as a safety issue. The driveway will have an island for entering and exiting the property. A lengthy discussion was held concerning the commercial space and what can be used in the mixed use district. The developer is going to look at the entrance and the mixed use ratio and more commercial space as part of the project and make any changes necessary. The Board will walk the project on Saturday, May 21, 2016 at 10:30 a.m. and will have the entrance staked.

Old Business:

SITE PLAN #SP1-16 LETOURNEAU TREE SERVICE: The Board signed the plans.

A motion was made and seconded that the Planning Board meeting be adjourned at 8:15 p.m.

The Board will be walking on Saturday, May 21, 2016 at 9:30 a.m. at 49 Cross Street and will walk 220 Center Street at 10:30 a.m.

The next regular meeting of the Planning Board will be held on Monday, May 23, 2016 at 7:00 p.m.

Respectfully submitted,
Marilyn A. Zechello-Planning Board Assistant