

PEMBROKE PLANNING BOARD MINUTES
MONDAY, JULY 11, 2016

PRESENT: Daniel Taylor (Chairman), Rebecca Coletta (Vice-Chairman), Thomas Irving (Clerk), Brian VanRiper, Paul Whitman, Sheila Landry, Atty. Michael Kehoe, Christian Farland, John Marchand, Tracey Roll, Robert DeMarzo, James Hannon, Steven Dymont, James Ditzel, Celeste Ditzel, John Cannon, Tara McGrath, Susan Kavka, Louise Bisschop, Atty. Robert Galvin, Rick Vayo, Brian Taylor, Frank Vetelino, David Vetelino and Marilyn Zechello.

PLANS:

INFORMAL SITE PLAN CUMBERLAND FARMS-154-158 CENTER STREET
CONTINUED PUBLIC HEARING BRISAN WAY EXT. & SITE PLAN SP3-16 ADAMS SQUARE
INFORMAL FOR 610 WASHINGTON STREET-VETELINO LANDSCAPE

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

MINUTES: Mr. Whitman moved, seconded by Ms. Coletta, "That the Planning Board minutes dated Monday, April 25, 2016 are accepted as printed." Voted unanimously

Ms. Coletta moved, seconded by Mr. Whitman, "That the Planning Board minutes dated Monday, June 13, 2016 are accepted as printed." Voted unanimously

Mr. Whitman moved, seconded by Ms. Coletta, "That the Planning Board minutes dated Monday, June 20, 2016 are accepted as printed." Voted unanimously

INFORMAL CUMBERLAND FARMS-154-158 CENTER STREET SITE PLAN: Atty. Kehoe presented a rough draft of a plan to the Board. He wanted input as to how the Board felt about what is going to be proposed for this property. Proposed is a division of the back lot and the front lot with the current owner keeping the back lot. The frontage may require a variance or they can do an 81L to divide this lot. The plan show Cumberland Farms already in the Center to relocate at this site and the gas station that is there now will be moving across the street to where Cumberland Farms already is. He asked the Board about how they felt and what concerns they might have. A lengthy discussion was held concerning the intersection that is already a problem. Something has to be done with the lights in the intersection and having an access road to the rear of the property is just adding more congestion to the intersection. A lot more has got to be done to show how the traffic will be improved and more controlled. A traffic engineer will study the traffic pattern and the safety concerns the Board has. This is just a concept plan and we will be working with the Board to determine how to improve the intersection. This is in the Center Protection District and is an important site that needs to be developed properly. We also need to know what the potential use of the back building and it's reflecting on the use of the other driveway. The Board stated that they will be looking at this as a whole property including the station that will be moving across the street. They will be taking the suggestion made by the Board and will be returning informally again with a preliminary site plan.

CONTINUED PUBLIC HEARING FOR PLAN #1601 BRISAN WAY AND SITE PLAN #SP3-16 ADAMS SQUARE

CONDO'S: Mr. Taylor opened the public hearing by reading the following notice: "Tonight is the continued public hearing that was continued from Monday, June 27, 2016 at 7:30 p.m." Atty. Galvin opened by going over updates on the plan and to go over the engineer's comments. A lengthy discussion was held concerning access and access over another district as stated "Nonresidential Frontage" in Section 9 of the Zoning By-laws. If you take the by-law as stated this means the frontage should be on Washington Street and not Brisan Way. Mr. VanRiper stated that he had no problem approving the project conditional with the applicant getting a variance from the Zoning Board of Appeals. The Board stated that they would want a variance from the Zoning Board of Appeals before granting site plan approval. The applicant will be seeking that variance. A waiver will be requested for Brisan Way as it exceeds 1,000 feet. Additional waiver requested as follows:

Section IV. C. 4a – Dead End Streets

Section V. – Required Improvements for Approved Subdivision, Item D. Sidewalks.

Plate No. 4 – Typical Roadway Section

Section IV – Site Plan Content, Item 4.22. A traffic study prepared by a registered professional engineer experienced and qualified in traffic engineering.

Mr. Whitman asked about the roadway layout if it will be constructed to the full 50 foot layout as required. The engineer for the applicant stated that it will be constructed to the full 50 foot layout. The applicant stated that the road and drainage system will remain private. The condominium association will be responsible for the operation and maintenance of the roadway and drainage system. One building is in violation of the 50 foot set back and will need a waiver. The landscape plan has not been drawn by a Landscape Architect and a waiver should be requested. A discussion was held concerning sidewalks and trails. A discussion was held with the homeowner in the front of his property across the street for screening concerns and the developer will be talking to him.

Mr. VanRiper moved, and Mr. Irving seconded, "That the Planning Board votes to approve the definitive subdivision plan entitled Plan #1601 Brisan Way Extension with conditions to be written with an updated waiver request letter at the next meeting on Monday, July 25, 2016."

Voted 3-1-1. Voting in favor: VanRiper, Whitman and Irving

Opposed: Taylor

Abstaining: Coletta

Motion lost. The site plan was not included in this vote and they were only approving the subdivision.

Ms. Coletta moved, seconded by Mr. VanRiper, "A motion to reconsider the previous vote with respect for the subdivision plan as submitted with conditions to be written on Monday, July 25, 2016."

Voted unanimously

The issue for the site plan is the access for the multi-family units that needs to be looked at before approval can be granted.

The developer then requested an extension of time for approval for the site plan entitled Adams Square Condo's for 90 days as he will go to the Zoning Board of Appeals for the variance.

Mr. VanRiper moved, seconded by Mr. Irving, "That the Planning Board votes to grant a 90 day Extension of Time for Approval as requested by the applicant until October 7, 2016." Voted unanimously

The applicant will be back on Monday, July 25, 2016 to write conditions of approval for the subdivision entitled Brisau Way Extension at 7:00 p.m.

INFORMAL FOR 610 WASHINGTON STREET-VETELINO LANDSCAPE: We would like to add on the back side of the building. This would be an additional shed style 16' X 32' on the right side of the building with lot lighting for the trucks returning at night. After reviewing the drawing the Board voted that this is a minor change.

Mr. Whitman moved, seconded by Mr. Irving, "That the Board votes that this is a minor modification to the plan and no site plan will be required." Voted unanimously

Mr. Vetelino stated that the farms market is going to happen this year as he did not have the time to set it up this year. He purchased the property next door and will be fixing up the building and would like to change the windows and place a canopy over the front entry way. The Board told him when he is ready he should come before the Board informally with a sketch to show what he is planning to do as a canopy will alter the outside of the building. The Board will decide then if a site plan is needed.

OLD BUSINESS:

Council of Aging Center Protection District sign permit routing slip came before the Board to be signed. The Board approved the sign permit in November 9, 2015 and they voted to sign the routing slip.

Mr. Whitman moved, seconded by Ms. Coletta, "That the Board has the Clerk sign the Council on Aging routing slip for the sign permit." Voted unanimously

The street light for Kallio Path has never been paid and Mr. Gosselin stated that he never received a bill for the street light in all the years that the subdivision was being constructed. The Board accepted the road and returned the balance to the developer in the engineering account and closed the account. The bill is now \$502.93 and if not paid the street light will be turned off. The Board decided that pending receipt of the paid bill the Board will then turn it over to the street lighting account. The developer will be notified.

A motion was made and seconded that the Planning Board meeting be adjourned at 9:03 p.m.

The next regular meeting of the Board will be held Monday, July 25, 2016 at 7:00 p.m.

Respectfully submitted,
Marilyn A. Zechello-Planning Board Assistant