



PEMBROKE PLANNING BOARD MINUTES

MONDAY, MAY 15, 2017

PRESENT: Daniel Taylor (Chairman), Thomas Irving (Clerk), Brian VanRiper (Board Member), Andrew Wandell (Board Member), James Noone (Board Member), Matthew Heins (Planning Board Assistant), Bruce Hughes (Old Colony Planning Council), Donald McGill and William Cushing.

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

DISCUSSION OF ECONOMIC DEVELOPMENT, AND USE OF DISTRICT LOCAL TECHNICAL ASSISTANCE (DLTA) GRANT, WITH BRUCE HUGHES

Bruce Hughes, of Old Colony Planning Council (OCPC), came before the board to discuss Pembroke's possible economic development strategies in general, and how the District Local Technical Assistance (DLTA) grant will be fulfilled by OCPC.

Mr. Hughes talked about the "Guide to Doing Business in..." which he would be able to create with the DLTA grant, and showed an example of one that was done for West Bridgewater. This would be linked to the town's website.

The board and Mr. Hughes discussed the search for land that the high-tech firm Altaeros is conducting in eastern Massachusetts, to test a telecommunications technology using tethered balloons, and speculated about a possible site.

Mr. Hughes introduced the Massachusetts Community Compact Initiative, a program whereby the state provides assistance with economic development. He explained that OCPC could help with the application for this; however, it is the Selectmen's decision as to whether to apply.

Mr. VanRiper and Mr. Hughes conversed about the idea of a Business Improvement District (BID) being created in Pembroke, and how such a BID would function. This segued into a discussion of where businesses tend to locate in Pembroke.

Mr. Hughes described the SiteFinder application, designed to help developers find properties available for sale or lease, which he could create for Pembroke using the DLTA grant. But SiteFinder does require that the town have the IT expertise to support and continually update it.

Returning to the topic of the Altaeros land search, the board members discussed certain (possibly available) properties in town, and the risk of drones interfering with a balloon.

The board and Mr. Hughes talked about the Economic Development Assessment Tool (EDSAT), which is conducted by Northeastern University (but cannot be covered by the DLTA grant). EDSAT provides an assessment of a community's strengths, weaknesses, opportunities and threats, from the viewpoint of economic development. This led to a discussion of the master planning process and the previous master plan.

The board went into a detailed discussion of the traffic problems along Route 139 near the interchange with Route 3. Some board members argued that traffic congestion in this area is an obstacle to growth and business development. A conversation ensued about how state-funded transportation improvements are carried out, and the potential traffic impact if a major new project were to be built.

The possibility of encouraging new development, and planning for new infrastructure, along the southern portion of Washington Street was discussed. The board members also talked about commuting patterns in the region. Mr. Hughes and the board discussed how Chapter 43d, expedited permitting, works.

The board went over the available alternatives. Mr. Wandell made a motion that the board ask Bruce Hughes to create a "Guide to Doing Business in Pembroke," Mr. Irving seconded the motion, and the board voted unanimously in favor.

REVIEW OF ROUTINE ADMINISTRATIVE MATTERS

Mr. VanRiper made a motion to accept the minutes for May 8, 2017, as printed, Mr. Irving seconded the motion, and the board voted unanimously in favor.

Mr. Heins explained that the Building Department had requested the board sign off on a building permit for a new house in the Stone Meadow Farm subdivision. As this is a new subdivision, the Building Department wished to get the board's verification that the lot has been released. William Cushing, the potential buyer of the lot, was present.

Mr. Wandell made a motion that the board allow the clerk to sign the routing slip (i.e., building permit) for 9 Emily Lane, Lot 4 of the subdivision, Mr. VanRiper seconded the motion, and the board voted unanimously in favor. Mr. Irving signed the building permit.

Donald McGill came before the board, and explained that, with regard to his proposed project at 220 Center Street, he is eager to have the special permit filed with the town clerk so the 20-day appeal period can begin. The special permit has been already been approved by the board, i.e., it has been favorably voted on. A discussion followed about the bureaucratic procedures for a special permit that is issued along with site plan approval. The board decided to have Mr. Heins create a letter to the town clerk, to be signed by the Chairman of the Board, confirming that a special permit has been issued.

The board discussed the site walk of 260-280 Oak Street planned for Saturday, May 20, 2017 at 9:00 am.

Mr. Heins explained that there is a tentative plan at town hall to switch the spaces of the Planning Board and the Board of Health.

The board discussed the progress of the Bristol Estates subdivision, and decided that it would be acceptable for Eoghan Kelley to read a draft of the conditions beforehand, as he had requested.

The board members and Mr. Heins conversed about the question of how the new zoning bylaw changes, which take effect January 1, 2018, would apply to proposed projects around that deadline. In other words, would a project's application need to be submitted before January 1 to get in under the old zoning, would it need approval before January 1, or some other criteria? The board agreed that Mr. Heins should contact Joel Bard, town counsel, about this question.

Mr. Heins and the board briefly talked about a proposed subdivision (a "paper subdivision" which would involve little or no new construction) at "Macomber Lane," off Center Street, for which an application will soon be received.

Mr. VanRiper made a motion to adjourn the meeting, Mr. Irving seconded the motion, and the board voted unanimously in favor.

The next regular meeting of the Planning Board will be held on Monday, May 22, 2017 at 7:00 pm. The Planning Board will also meet for a site walk at 260-280 Oak Street on Saturday, May 20, 2017 at 9:00 am.

Respectfully submitted,

Matthew Heins, Planning Board Assistant