



PEMBROKE PLANNING BOARD MINUTES

MONDAY, DECEMBER 4, 2017

PRESENT: Andrew Wandell (Board Vice-Chairman), Paul Whitman (Board Member), Brian VanRiper (Board Member), Daniel Taylor (Board Member), Matthew Heins (Planning Board Assistant), Peter Palmieri (Merrill Associates), Kenneth McCormick (Deputy Fire Chief), Kevin Sealund, Rick Grady, David Klenert, John Tedeschi, Richard Henderson, Karen Benson, Sharon Tyler, Susan Fitzgibbon, Charles McCarthy, Jim McInnis, B. Getchell, L. McKenna, and others.

Vice-Chairman Andrew Wandell opened the meeting by reading the Chairman's statement.

PUBLIC HEARINGS FOR GRANTING OF SPECIAL PERMIT AND APPROVAL OF ARCHITECTURAL STYLE FOR COMPLETION OF EXISTING PROJECT AT 204 CENTER STREET

Mr. Wandell opened the two public hearings running concurrently, for the granting of a special permit and the approval of the architectural style, for the proposed completion of the existing mixed-use project at 204 Center Street. The proposed new construction would consist of an 8,800-square-foot commercial building and a 10,450-square-foot commercial building.

The property lies in the Center Protection District zone. The project was originally approved in 2005 as a mixed-use project of 15 condominium townhouses and two commercial buildings, but only the townhouses were built at the time. Mr. Sealund now proposes to construct the two commercial buildings. The mixed-use option in the Center Protection District will no longer be applicable on January 1, 2018, when a zoning bylaw change takes effect.

Developer and builder Kevin Sealund described the project, and summarized the letter from attorney Robert Galvin in support of his right to continue the project. He mentioned that this resubmission would improve the screening between the current residential area and future commercial area. Mr. Wandell noted that the board has also received a communication from Pembroke town counsel KP Law about the project's legal aspects.

Mr. Sealund stated that the size of the two commercial buildings is the same as what was proposed in 2005. He noted that he hasn't yet been able to incorporate the fire chief's input, but will do so soon.

The board viewed the architectural plans and elevations for the project.

Mr. Palmieri, the board's peer review engineer, explained that he has reviewed the plans in a general sense. He noted that a photometric plan of lighting must be submitted, and that a silt sock should be

used for erosion control rather than a silt fence. He mentioned that the fire chief's approval for access and protection will be needed.

Rick Grady, the project's civil engineer, described the proposed lighting arrangement.

Mr. Palmieri explained that he has not reviewed the original drainage calculations from 2005, but that the original peer review engineer Paul Brogna did so. However, a copy of these calculations cannot be found.

Mr. Grady went over the additional screening (between the current residential area and future commercial area) of trees and other landscaping that has been added to the plans. Mr. Whitman and Mr. Sealund discussed the proposed lighting. The board and Mr. Sealund talked about the layout of the buildings, driveways and parking.

Mr. Whitman and an abutter (neighbor) to the project discussed the long delay between the construction of the townhouses and commercial buildings. Mr. Sealund explained that the new buildings will have their own condominium association. The abutters present, most of them residents of the townhouses at 204 Center Street, expressed concern that those using the commercial buildings will drive into their parking lot. Concerns about traffic on Center Street were also noted. A discussion ensued about the increasing amount of commercial space for rent in and around Pembroke town center.

One of the abutters stated that several elements of the original design, including lighting and fencing, have not been completed and are not shown on the new plan. She added that Mr. Sealund and the other developers/owners have not contributed to the maintenance of the property over the years since 2005. Mr. Sealund and the abutters discussed these and other issues.

An abutter mentioned the historic structure, perhaps an old foundation, on the northwest corner of the lot, and this was discussed. The location of where the dumpsters for the commercial buildings would be placed was clarified. The existing irrigation well was discussed. The abutters asked about snow removal. The abutters talked about trucks mistakenly venturing into the residential park lot. There was a conversation about the layout of the new project's parking.

A member of the public went over various grievances about the project. A few abutters noted their unhappiness with the current lighting on the property. Mr. Wandell commented that this project will be a good opportunity to resolve these issues. The abutters, the board and Mr. Sealund discussed the contested history of the project. A few abutters noted that some of the recent buyers of the condominium townhouses were unaware that the front of the parcel could be commercially developed someday.

Mr. Wandell said it would be advisable to continue the public hearing, and the board and Mr. Heins discussed the best time for this. Mr. Taylor made a motion to continue the public hearing on December 18, 2017, at 8:00 pm, Mr. Whitman seconded the motion, and the board voted unanimously in favor.

Mr. VanRiper suggested that a photometric lighting plan be prepared by December 18. Mr. Whitman recommended that a plowing agreement be made.

REVIEW OF ROUTINE ADMINISTRATIVE MATTERS

Mr. Heins mentioned that the Conservation Commission is hoping to have a new map created of town-owned land and open space, and the board and Mr. Palmieri conversed about this.

Mr. Taylor made a motion that the board approve the minutes of November 13, 2017, as presented, Mr. VanRiper seconded the motion, and the board voted unanimously in favor.

Mr. Heins explained that a new site plan application has been received for 230 Water Street, where the adjacent business that sells granite counter-tops is looking to expand.

Mr. Heins and the board discussed an old account containing funds related to the Castle Estates subdivision, now known as Prince Way.

DISCUSSION ABOUT AND DECISION TO EXTEND DEADLINE FOR COMPLETION OF SITE PLAN #SP1-09 KING'S HIGHWAY PARK (AT 242 WASHINGTON STREET)

John Tedeschi and Jim McInnis, the developers of the King's Highway Park project at 242 Washington Street, came before the board along with Richard Henderson, the attorney representing them, to request an extension of the project's deadline of the time for completion. Mr. Tedeschi explained that they anticipate beginning construction of a small new building there, which will complete the project, very soon. The building's use has not been decided yet. The building will be designed in a saltbox style.

Mr. Tedeschi noted that the upper floor of the building might be residential, and this led to a conversation about that type of use. Mr. Whitman noted that some of the tenants at the corner of Schoosett and Washington Streets may soon be looking for space, if the proposed Irving Oil gas station is built.

Mr. Whitman made a motion to grant an extension of the deadline for completion of Site Plan #SP1-09 King's Highway Park (at 242 Washington Street) until January 11, 2019. Mr. Van Riper seconded the motion, and the board voted unanimously in favor.

DISCUSSION ABOUT POSSIBLE SUBDIVISION AT CRESCENT AVENUE

David Klenert from Collins Engineering came before the board to discuss a possible subdivision at Crescent Avenue, near Muddy Pond (a.k.a. Crystal Lake). The proposal is to extend and improve Crescent Avenue, which would remain a private way, with the objective of creating the frontage needed to build a new single-family house, on a parcel containing an existing hunting cabin.

Mr. Klenert said the applicant has already gained the relevant permissions from the Zoning Board of Appeals, the Conservation Commission and the Board of Health. The board and Mr. Klenert discussed the layout of the proposed design. The project would extend the road by about 420 feet, for a total length of roughly 750 feet. The subdivision would create three new buildable lots, through the extension of the road.

The board and Mr. Klenert discussed whether the road would be widened (especially at the entrance to the road), and the issue of access for emergency vehicles. Mr. VanRiper and Mr. Whitman suggested that the road be 15 feet wide, in particular at its entrance, to ensure adequate safety. But

one possible issue is that there is a different property owner along part of the road near the entrance.

The board, Mr. Klenert and Mr. Heins talked in more detail about various aspects of the project and the site.

REVIEW OF ROUTINE ADMINISTRATIVE MATTERS

The board discussed the mixed-use project at 220 Center Street currently under construction. The board members and Mr. Heins talked about drainage, landscaping and site inspections, and about the windows on the front (commercial) building. The board directed Mr. Heins to ask the developer, Donald McGill, to come before the board sometime early in 2018 to update the board on the project.

Mr. Heins and the board talked about the situation regarding the road bond funds for the Crescent Hill Farm subdivision (a.k.a. Seltsam Way). Mr. Taylor made a motion to return the remaining road bond funds for Crescent Hill Farm subdivision to the applicant, Mr. Whitman seconded the motion, and the board voted unanimously in favor.

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

The next regular meeting of the Planning Board will be on Monday, December 18, 2017, at 7:00 pm.

Respectfully submitted,

Matthew Heins, Planning Board Assistant