



## **PEMBROKE PLANNING BOARD MINUTES**

**MONDAY, JANUARY 8, 2018**

**PRESENT:** Rebecca Coletta (Board Chairman), Andrew Wandell (Board Vice-Chairman), Thomas Irving (Board Clerk), Paul Whitman (Board Member), Matthew Heins (Planning Board Assistant), Peter Palmieri (Merrill Associates), Kenneth McCormick (Deputy Fire Chief), Daniel Trabucco (Selectman), Robert W. Galvin (Attorney), Richard Grady, Matthew Dacey, Terry McGovern, Brian Taylor, Philip Howard, Michael Stracco, Anthony Giannetti, William Reed, Scott Chapman, Jace Wilson, Shannon Wilson, David Armstrong, Andrew Sullivan, and others.

Chairman Rebecca Coletta opened the meeting by reading the Chairman's statement.

### **PUBLIC HEARING FOR PROPOSED SITE PLAN #SP4-17 AT 230 WATER STREET**

Ms. Coletta opened the public hearing for proposed Site Plan #SP4-17 at 230 Water Street.

Notice was given that the Planning Board would hold a public hearing on Monday, January 8, 2018, at 7:00 pm in Town Hall, 100 Center St., Pembroke, MA 02359, on the application of Crazy Hoss, LLC, c/o Michael Stracco, 24 Fieldstone Lane, Hanover, MA 02339, requesting Site Plan Approval under the Zoning Bylaws of the Town of Pembroke Section V.7. (Site Plan Approval). The applicant proposes to construct a new 7,000-square-foot building to house granite and kitchen fabrication, to use the existing building on the site for cabinet making, and to have outside storage on the site. The property is located in the Business B zoning district, at 230 Water Street, Pembroke, MA 02359, as shown on Assessors' Map E15 Lot 12 and E15 Lot 5. A copy of the application is available in the Office of the Planning Board.

Brian Taylor of Stenbeck & Taylor, the engineering firm for the project, briefly introduced the project. The property is the former Taylor Rental location, and he explained that this is a light manufacturing redevelopment project, to use an existing building and also construct a new building.

Michael Stracco, the principal of Crazy Hoss, LLC, and Anthony (Tony) Giannetti, the co-owner of Rock Solid Tops, were present. Mr. Giannetti gave some background information about the business. Rock Solid Tops has a showroom at 236 Water Street, adjacent to 230 Water Street, and fabricating operations in Bridgewater, and wishes to bring their fabrication to 230 Water Street for the convenience of having the entire business in one place. Rock Solid Tops is a granite and marble fabrication and installation company. They primarily cut granite and marble countertops, and install them.

Mr. Taylor explained that they are also meeting with the Conservation Commission and the Zoning Board of Appeals (ZBA). They will request a variance from the ZBA since the lot is preexisting non-conforming as to both frontage and area.

Terry McGovern, an engineer with Stenbeck & Taylor, gave a detailed presentation of the project's design, site plan and engineering aspects. The site is in the Business B zone. There are single-family residential and business uses nearby. The site is relatively flat, and there are wetlands close by. The project proposes to keep most of the existing building, which is about 4,900 square feet, but to remove a small portion (about 300 square feet) of it. The project also proposes to construct a new building, 70 feet by 100 feet in size (i.e., 7,000 square feet) in the rear part of the site. They would reuse most of the existing parking area, and also add new parking and a loading space. The building would have an overhang. A gravel drive ten feet wide would go around the back of the building.

Any outside storage would be roughly in the middle of the site, as shown on the drawings. An enclosed dumpster would be on the site. A new septic sewerage system would be installed. There would be roof recharge to catch roof runoff, and a rain garden would be built to handle some of the surface runoff on the site. Runoff to adjacent properties would not increase. Mr. McGovern went into extensive detail about the grading, runoff and provision for stormwater. He noted that a percolation test has been done. He described some of the changes that will be made to satisfy Mr. Palmieri's peer review comments.

Mr. McGovern mentioned that because the machinery used to cut the granite or marble countertops uses water, the design includes an industrial wastewater holding tank, located on the front side of the building next to the septic system. It will hold wastewater resulting from the cutting process.

Mr. Giannetti described the cutting process, and a discussion followed about the cutting machinery, floor drains, the holding tank, and oil possibly leaking from trucks. The board and Mr. Taylor talked about traffic at this location, and Mr. Taylor noted the aspects of the design related to controlling traffic and safety.

Mr. Palmieri mentioned that all parking areas must be paved, according to the zoning bylaws. This raises a possible issue with paving within the setbacks, which is not allowed. Mr. Taylor noted the property is preexisting nonconforming.

Mr. Wandell asked about the parking requirements being met. Mr. McGovern explained that 13 spaces are shown, including a handicapped space, which they believe is more than enough for the number of employees expected to be working in the two buildings at any one time.

Mr. Wandell asked about water draining onto an abutter's driveway, and Mr. McGovern described some of the stormwater design details. He explained that the runoff to the abutter's property will not increase. Mr. Wandell and Mr. Whitman suggested some changes to the stormwater design, to hold more water on site, and a detailed discussion followed.

Ms. Coletta opened the meeting to comments from abutters and other members of the public. Shannon Wilson, living at 248 Water Street, expressed her concerns about the project. Her property is adjacent to the proposed project, and so she is worried about how the altered view and noise will affect her quality of life and property value. She also said that there is an endangered habitat species in the area.

Mr. McGovern stated that the property is no longer in the habitat area. He emphasized that the project will not clear any of the mature trees along the relevant property line. Ms. Wilson mentioned her concern about the height of the new building, and Mr. McGovern said the building will probably be about 19 or 20 feet high. Mr. Taylor described the building. Jace Wilson, also living at 248 Water Street, also spoke. A conversation followed about the view of the building from the Wilsons' property. Mr. Taylor mentioned that a six-foot privacy fence could be added.

Ms. Coletta asked about the noise involved in the manufacturing. Mr. Giannetti said that a truck will probably make deliveries once or twice a week. Regarding the saw and other equipment used in fabrication, he said that when the building's doors and windows are closed the saw won't be audible. He did acknowledge that sometimes doors or windows may be open in the summer. He said their time of operation would typically be roughly from 7:30 am to 4 pm.

A member of the public who owns a kitchen retail store across the street explained that his property has a U-shaped driveway to accommodate 50-foot trucks, so that they don't block the street and don't have to back up. He suggested that the project should have a U-shaped driveway. Mr. Giannetti said the trucks that do their deliveries are 30-foot flatbed trucks, and so they won't need to use Water Street to back up. A discussion ensued about trucks maneuvering in the paved area, and Mr. Whitman noted that parking spaces should not be part of the area where trucks may maneuver.

Scott Chapman, an abutter who resides at 226 Water Street, spoke. He mentioned that the rear portion of the property has historically sometimes been a wet area, depending on the weather and the season. He said that he appreciates the efforts of the board and the developer to minimize the water runoff from there onto his property and his driveway.

In reply to a query from Mr. Whitman, Mr. Giannetti said the building won't be air-conditioned. Mr. Whitman noted that therefore in the summer some of the doors are likely to be left open. Ms. Coletta asked about the fabrication taking place on weekends, and Mr. Giannetti said that could happen on Saturdays during busy periods.

Kenneth McCormick, Pembroke's Deputy Fire Chief, explained the concerns of the fire department. He noted that due to the new construction, it would be necessary to put a new fire hydrant at or near the site. He also mentioned that the fire department needs access on at least two sides of the building, and the proposed site plan does not allow for that, since the driveways around the new building are only ten feet wide.

Some of the board members wondered aloud whether the project is too large for the site, given these fire safety issues and the requirements for setbacks. Further discussion ensued about fire safety, dimensions and site planning. Ms. Coletta explained that the board cannot give variances from the setback requirements—only the ZBA can do this. She asked if the building could be made smaller. Mr. Whitman mentioned the possibility of a new curb cut.

The board members agreed to do a site walk of the property at 10:00 am on Saturday, January 20, 2018.

Mr. Whitman made a motion to continue the public hearing on February 12, 2018, at 7:00 pm, Mr. Irving seconded the motion, and the board voted unanimously in favor.

### **DISCUSSION ABOUT FUTURE OF COMMUNITY CENTER FACILITY**

Andrew Sullivan, Chairman of the Pembroke Community Center Task Force, came before the board to discuss the future of the Community Center facility and possible new designs for it. Daniel Trabucco, Pembroke Selectman, was also present. The board members noted that Planning Board member Brian VanRiper has been added to the Community Center Task Force.

Mr. Sullivan described the purpose of the task force, which is to explore the possibility of creating a new Community Center. He described the history of the Community Center building, and previous attempts to rehabilitate or replace it.

Mr. Wandell described a previous effort in 2006-2007, in which he was involved, to develop a strategy to reuse and/or expand the building. However, this plan was never carried out.

Mr. Sullivan explained that the building's condition is deteriorated. He said that he has been working on a conceptual layout and design with an architect, Susan Hoadley of Hoadley Martinez Architects, who has created drawings of a possible new Community Center and the areas around it. He showed the drawings, which are only very conceptual and rough at this stage, to the board.

Mr. Sullivan explained that he has talked with Anna Seery of the Council on Aging and Susan Roche of the Recreation Department about their needs, since the proposed building would include both of those departments. He described the layout of the building and the uses it would contain. The project could also include townhouse housing, for seniors or others, in separate buildings.

Ms. Coletta asked whether the project would be done by the town, or a private developer. Mr. Sullivan indicated his preference for it being a town project. The town does own all the land. The board and Mr. Sullivan discussed the possible cost of the project.

Mr. Wandell praised the idea of including housing in the project. The board members, Mr. Sullivan and Mr. Trabucco discussed the area where the housing might be located, the recreational field that currently exists nearby, and the challenges of doing construction there. The other uses in and around the Community Center, and the town's status as a landlord, were discussed. Ms. Coletta mentioned the possibility of rental apartment units counting towards 40b credit. Mr. Sullivan talked about the potential benefits of creating a more walkable and more scenic town center area.

### **DISCUSSION ABOUT PROPOSED FORM A (APPROVAL NOT REQUIRED SUBDIVISION) AT 45 TAYLOR STREET**

Richard (Rick) Grady, an engineer with Grady Consulting, came before the board and described the proposed Form A (Approval Not Required Subdivision) for the site at 45 Taylor Street. This Form A would subdivide the current lot into three lots. It would put the existing house at 45 Taylor Street in a smaller lot, and create another buildable lot along Taylor Street. It would also create a new lot—covering most of the site, and consisting of about 7.8 acres, of which about 6.5 acres is upland—on which a definitive subdivision of a few houses will be proposed in the near future.

The board discussed the proposed Form A, and none of the board members had any objections to it. Mr. Wandell made a motion that the board's clerk sign the Form A for 45 Taylor Street, Mr. Whitman seconded the motion, and the board voted unanimously in favor. The board's clerk, Mr. Irving, signed the Form A drawings.

**PUBLIC HEARING FOR APPROVAL OF ARCHITECTURAL STYLE FOR COMPLETION OF EXISTING PROJECT AT 204 CENTER STREET**

Ms. Coletta reopened the public hearing (continued from December 4, 2017, and December 18, 2017) for the approval of architectural style and appearance, 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 fifteen condominium townhouses and two commercial buildings, but only the townhouses were built at the time. Kevin Sealund and Matthew Dacey now propose to construct the two commercial buildings.

One of the developers and builders of the proposed project, Matthew Dacey, was present. Attorney Robert W. Galvin, representing the project, and Mr. Grady, the civil engineer for the project, were present as well.

Ms. Coletta and Mr. Galvin discussed the legal nuances of having the public hearing. Mr. Dacey described the proposed color for the buildings, Hawthorne Yellow, which will be consistent with the existing condominium buildings at the rear of the site. As regards the signage, Mr. Dacey stated that he or Mr. Sealund will return to the board for permission once the proposed sign designs are ready. The board and Mr. Dacey discussed the rules for signs.

Mr. Dacey said that the location of the fence and certain trees has been adjusted (as discussed at the previous public hearing), and that a “no through traffic” sign will be put up to limit traffic into the residential area. Mr. Grady gave more details about the fence’s location, which is now closer to the commercial buildings. It was agreed that a problematic light, which bothers some neighbors, will be replaced.

Mr. McCormick and the board discussed the need for addresses to be consistently placed on the signs throughout town.

Mr. Wandell made a motion to approve the architectural style and appearance of the two proposed commercial buildings at 204 Center Street, based on the architectural drawings by 209 Design presented to the board dated December 15, 2017, with the color of Hawthorne Yellow for the buildings, matching the color scheme of the existing condominium townhouse buildings at the rear of the property. Mr. Whitman seconded the motion, and the board voted unanimously in favor.

The board, Mr. Dacey and Mr. Galvin talked about the project, its prospects for future business tenants, the real estate market for commercial tenants in general, the allowed uses in the Center Protection District, and the trend of shared co-working office spaces.

Mr. Wandell 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 on Monday, January 22, 2018, at 7:00 pm.

Respectfully submitted,

Matthew Heins, Planning Board Assistant