



PEMBROKE PLANNING BOARD MINUTES

MONDAY, FEBRUARY 26, 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), Daniel Smith, Kevin Grady (Grady Consulting), William Hurley, Scott Lotterhand, David Norman, Arthur Rubin, Russell Field, Russell Field, II, David Baker, Donald McGill, Charles Maccaferri, Tyler Nims, John Poirier, and others.

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

DISCUSSION ABOUT PROPOSED THREE-BAY GARAGE AT PROTECTOWIRE SITE AT 60 WASHINGTON STREET, AND SIGNING OF BUILDING PERMIT

William Hurley and Scott Lotterhand came before the board to discuss a proposed three-bay garage at the site of Protectowire at 60 Washington Street, and to get a signature from the board on the building permit. This garage was previously approved by the board in 2015 as a minor modification to an approved site plan from 2010. The board members briefly discussed the project with Mr. Hurley and Mr. Lotterhand, and were satisfied it could go forward.

Mr. Wandell made a motion that the board's clerk sign the routing slip (building permit) for Protectowire, Mr. Whitman seconded the motion, and the board voted unanimously in favor. Mr. Irving, the board's clerk, signed the routing slip (building permit).

DISCUSSION OF DECISION AND CONDITIONS FOR PREVIOUSLY APPROVED SITE PLAN #SP3-17 AT 346 WASHINGTON STREET

Ms. Coletta explained that the board was unable to sign the decision for Site Plan #SP3-17 at 346 Washington Street at this time, because the four board members who voted to approve the site plan at the previous board meeting were not all present. However, the board could discuss the decision, and the conditions in particular, in order to finalize it in preparation for a future vote.

The board members and Mr. Heins had a detailed discussion of the draft of the decision, containing the conditions, which Mr. Heins had prepared, and considered various adjustments to the verbiage. Daniel Smith, the owner of Smith and Sons (which is the applicant and proposed occupant of the site), was present, along with Kevin Grady, the project engineer. Abutter David Norman was also present. Mr. Smith, Mr. Grady and Mr. Norman participated in the conversation.

Some of the conditions discussed were the hours of operation, the hours of cleanup activity, the hours the loam screener would be used, the allowed noise levels, the allowed wood processing and/or harvesting activities, the duration of the cleanup of the site, and the fire code safety requirements.

The board talked about whether the applicant would need permission from the Zoning Board of Appeals (ZBA) for the outdoor storage, display and/or sale of goods. The board, Mr. Heins and Mr. Smith discussed the need to replenish the balance of the engineering review account for the project.

Mr. Whitman mentioned the need for a gravel area at the site's entrance during cleanup and/or construction, to minimize the mud or debris that could get tracked onto the road.

The board agreed to vote on the decision and conditions for the site plan approval at 7:00 pm on March 12, 2018.

DISCUSSION ABOUT PROGRESS OF SITE PLAN #SP1-17 AT 220 CENTER STREET ("ORCHARD HILL")

Donald McGill came before the board to discuss the progress of Site Plan #SP1-17, the "Orchard Hill" mixed-use project at 220 Center Street, which is under construction at this time. Mr. McGill is the developer of the project. He anticipates completing the project by mid- or late summer, and described the timeline of construction in detail. Some of the board members complimented the appearance of the building closest to the road. The board discussed whether a restaurant would be allowable in the project.

DISCUSSION ABOUT PARKING, DRAINAGE, AND SEPTIC AT WOLVES' DEN FIELD HOUSE AT 340 OAK STREET, AND EXTENSION OF TEMPORARY PERMISSION TO USE ADDITIONAL PARKING AREA

John Poirier, the operator of the Wolves' Den Field House at 340 Oak Street, came before the board to talk about the site's problems with parking, drainage and the septic system. The board previously granted temporary permission, expiring March 9, 2018, for the use of an additional parking area at the site.

Peter Palmieri, an engineer with Merrill Associates which is under contract with Mr. Poirier to design a new septic system and site plan for the site, described the project and the projected design in detail, and answered questions from the board.

Ms. Coletta noted that the board had received a letter (email) from RK Centers, which is adjacent to the site, requesting that the board not extend its permission for the additional parking area. David Baker of RK Centers stated that his desire is to see progress with the plans and construction, and noted that the septic waste and stormwater runoff have been a problem for the RK Centers property since last summer. He expressed his concern about the slow pace of progress.

Some board members emphasized that the owner of the property could play a role. The board discussed whether to grant an extension of the permission for the temporary parking area.

Mr. Wandell made a motion that the board make April 9, 2018, the deadline for submission of the plan, and grant an extension of the permission to use the temporary parking area to April 9, 2018. Mr. Irving seconded the motion, and the board voted unanimously in favor.

ENDORSEMENT OF FORM A FOR PROPERTIES AT 34 BEVERLY WAY AND 127 TAYLOR STREET

Mr. Palmieri presented a Form A (Approval Not Required Subdivision) for two properties at 34 Beverly Way and 127 Taylor Street. The Form A involved a portion of land being transferred from one property owner to another, in order to meet the required zoning setback so that a pool can be built without getting a variance. The board discussed the Form A and was satisfied with it.

Mr. Whitman made a motion that the board's clerk sign the Form A, Mr. Wandell seconded the motion, and the board voted unanimously in favor. Mr. Irving, the board's clerk, signed the drawings, and the board thereby endorsed (i.e., approved) the Form A.

REVIEW OF ROUTINE ADMINISTRATIVE MATTERS

The board members discussed the recent decision and letter of MassHousing regarding the proposed 40b project on Water Street, and considered how and whether to communicate with the ZBA about the project in advance of the ZBA's public hearing for the project.

VOTE ON AND SIGNING OF DECISION FOR SITE PLAN #SP5-17 AT 240 AND 258 OAK STREET

With regard to Site Plan #SP5-17 at 240 and 258 Oak Street, which was previously approved by the board, Mr. Heins explained that he believed the decision and conditions should be adjusted to indicate that the storage of empty dumpster containers is an existing or allowed use on the site. (A previous draft of the decision including the conditions was voted on but not signed.) The property owner Russell Field, also present, had suggested this change.

The board discussed this issue with Mr. Heins and Mr. Field, and agreed that some reference to the use of the site for the storage of empty dumpster containers should be in the decision and conditions.

Mr. Wandell made a motion to approve a modification of the decision of the board to include the highlighted language specifically referring to the current business operation on the site, the storage of empty dumpster containers, as indicated in the draft dated 2/26/18. The board discussed the legal nuances of this. Mr. Irving seconded the motion, and the board voted unanimously in favor.

The board signed the decision and the drawings for the project.

REVIEW OF ROUTINE ADMINISTRATIVE MATTERS

Ms. Coletta explained that due to a public records request regarding the 346 Washington Street Site Plan, it was necessary for the board to release the minutes of several recent meetings in some form. The minutes had previously been prepared in draft form but the board had been unable to vote to approve them, due to the lack of a quorum of the board members originally present at these meetings.

Ms. Coletta explained that in the past town counsel has advised that it's not necessary for the exact same board members that attended a meeting to be present to vote to approve that meeting's minutes. A discussion followed.

Mr. Whitman made a motion to accept the minutes of December 4, 2017, Mr. Wandell seconded the motion, and the board voted unanimously in favor.

Mr. Irving made a motion to accept the minutes of December 18, 2017, Mr. Whitman seconded the motion, and the board voted unanimously in favor.

Mr. Heins explained that the minutes for January 8, 2018, were already approved. The board read through Mr. Heins's draft of the minutes for January 22, 2018, and directed him to make a few minor alterations to it.

Mr. Wandell made a motion to accept the minutes of January 22, 2018, as amended, Mr. Irving seconded the motion, and the board voted unanimously in favor.

Ms. Coletta asked if any of the board members had badges, as the Selectmen are trying to get the boards and commissions to return any badges they possess, and the members said they did not.

Mr. Wandell made a motion to accept the minutes of February 5, 2018, Mr. Whitman seconded the motion, and the board voted unanimously in favor.

The board discussed a proposed canopy with solar panels at the site of King Collision on Schoosett Street, and agreed the builder could come before the board for an informal discussion about the project.

The board talked again about the letter from MassHousing regarding the proposed 40b project on Water Street, and discussed the project and its implications.

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

The next regular meeting of the Planning Board will be on Monday, March 12, 2018, at 7:00 pm.

Respectfully submitted,

Matthew Heins, Planning Board Assistant