



PEMBROKE PLANNING BOARD MINUTES

MONDAY, APRIL 9, 2018

PRESENT: Rebecca Coletta (Board Chairman), Andrew Wandell (Board Vice-Chairman), Thomas Irving (Board Clerk), Paul Whitman (Board Member), Daniel Taylor (Board Member), James Noone (Board Member), Matthew Heins (Planning Board Assistant), Peter Palmieri (Engineer), Robert W. Galvin (Attorney), Kenneth McCormick (Deputy Fire Chief), Gerri Finn, Michael Coffman, Dale Southworth, Jennifer Daigle, Heather Monticup, Michael McLaughlin, Patrick McLaughlin, Michael Kirby, Richard Miller, James Schindler, Cheryl Smith, Elizabeth “Libby” Bates (Historical Commission), Steven Herrmann (Historical Commission), Kevin Boggs, John Poirier, Howard Moshier, Justin Mosca (Engineer), Brian McKenna, Mark Clayton, David Bohn, Steven Dempsey, and others.

ABSENT: Brian VanRiper (Board Member).

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

PUBLIC HEARING FOR PROPOSED SITE PLAN #SP1-18 IRVING OIL GAS STATION

Ms. Coletta opened the public hearing for the proposed Site Plan #SP1-18, located at 92 Washington Street and 5-15 Schoosett Street (at the intersection of Washington and Schoosett Streets), for a new gas station with ten pumps and a 3,200-square-foot convenience store, the application having been submitted by Irving Oil.

Attorney Robert W. Galvin, representing the project, briefly described the project and introduced the people present with Irving Oil. He explained that the project involves three properties, on which several businesses are currently located in four buildings. The parcels and buildings are nonconforming, and for this reason they have obtained a variance from the Zoning Board of Appeals. They have also gained the necessary approvals from the Historic District Commission. Mr. Galvin explained that three waivers are being requested.

Michael McLaughlin, with Irving Oil, described the company, which is based in Canada and expanding in the Boston area. Mr. Galvin explained that Coffman Realty has the three properties under agreement to purchase, and would lease them to Irving Oil Marketing, Inc.

Patrick McLaughlin, the project engineer, described the design in more detail, and went over the engineering drawings. The original design called for the convenience store to be 3,600 square feet, but this was cut to 3,200 square feet, creating slightly more greenspace. Five fuel dispensers, comprising ten pumps (“fueling locations”), are under a canopy. There would be an underground fuel storage tank, and the layout would allow for proper circulation of the fuel delivery trucks.

Patrick McLaughlin described the entrances and exits to the gas station from Washington and Schoosett Streets. There would be ADA parking and new sidewalks. Fifteen parking spaces are provided in addition to the parking at the pumps. A new septic system would be built, along with an improved stormwater design. Gas and water infrastructure would be provided off Schoosett Street.

Patrick McLaughlin briefly discussed the peer review comments from Peter Palmieri of Merrill Engineering, and answered a few questions about the layout from board members.

Kenneth McCormick, the Pembroke Deputy Fire Chief, said he needed the widths of the entrances, to be sure a fire truck could enter, and this information was provided.

Heather Monticup, the traffic engineer for the project, described the entrances and exits in the site design, how motor vehicles would access the gas station, and local traffic on both of the streets and at the intersection. She talked about the existing traffic light, and the projected traffic levels. A discussion took place about the anticipated path of the fuel delivery trucks through the site.

A member of the public mentioned the potential for illegal left turns despite the design and signage, and this was discussed briefly.

Jennifer Daigle, the architect of the project, described the buildings and how they were designed with a historical appearance, and showed the board renderings and other images of the design.

Peter Palmieri, the board's peer review engineer for the project, noted he has requested soil testing at additional locations, and a brief conversation ensued.

Mr. Noone stated that left turns—into the site from Schoosett Street and out of the site onto Washington Street—could be dangerous, and suggested that all turns could be “right in” and “right out.” A discussion took place between him and Ms. Monticup about these issues. Ms. Coletta explained that the board's peer review traffic engineer for the project will have a report done soon.

A member of the public warned of the dangers of high traffic and accidents at the intersection. The board members and the member of the public talked about this topic.

Michael Kirby, the owner of the jewelry store currently at the site, said that over the past four years he has not seen any problems with people turning left into and out of the site. He stated that the only accidents that happen at the intersection are due to the yield sign.

Richard Miller, the owner of the bicycle store currently at the site, said that his shop has been there for 22 years, and he's never seen an accident of a vehicle entering or exiting his shop's property.

Elizabeth “Libby” Bates stated that she lives near the project, and she described the traffic problems at the intersection. She said the signaling at the intersection needs to be modified, and added that many accidents happen there. She expressed concern about vehicles taking left turns out of the gas station onto Washington Street. She explained that she is not inherently opposed to the project, and that she dealt with it as a member of the Historical Commission, but the traffic is a problem.

Mr. Wandell made a motion to continue the public hearing to April 23, 2018, at 7:15 pm, Mr. Noone seconded the motion, and the board voted unanimously in favor.

DECISION TO EXTEND TEMPORARY PERMISSION FOR ADDITIONAL PARKING AT WOLVES' DEN FIELD HOUSE AT 340 OAK STREET

John Poirier came before the board to discuss whether the temporary permission for the additional parking area at the Wolves' Den Field House at 340 Oak Street should be extended.

Peter Palmieri, the civil engineer for the project, explained that the site plan application for the property, for a new project comprising expanded parking and an improved stormwater system, was submitted earlier in the day. Mr. Poirier stated that the septic construction (a separate project monitored by the Board of Health) will begin in a few weeks. Mr. Palmieri explained that the new site plan will dramatically reduce the stormwater runoff onto adjacent properties.

Mr. Whitman made a motion to extend the temporary permission for the additional parking area at the Wolves' Den Field House at 340 Oak Street to June 8, 2018. Mr. Wandell seconded the motion. Mr. Whitman, Mr. Wandell, Mr. Irving, Mr. Noone and Ms. Coletta voted in favor, Mr. Taylor abstained, and the motion passed.

PUBLIC HEARING FOR PROPOSED SITE PLAN #SP2-18 BRIGHAM & WOMEN'S MEDICAL BUILDING

Ms. Coletta noted that the public hearing for the proposed medical building was about to begin. Mr. Whitman stated he would abstain from the hearing due to a work conflict, and thus would leave the room during the hearing. Ms. Coletta stated for the record that Mr. Whitman was leaving the board meeting, and abstaining from taking part in the hearing related to the project, due to a work conflict.

At this time Mr. Whitman left the board meeting, and did not return.

Ms. Coletta opened the public hearing for the proposed Site Plan #SP2-18, located at 15 Corporate Park Drive, near the intersection of Corporate Park Drive and Oak Street, for a new 30,000-square-foot medical building with a height of two stories, and a parking lot of 200 parking spaces.

Attorney Robert W. Galvin, representing the project's developer Brigham and Women's Physicians Organization and their affiliate Harbor Medical Associates, briefly described the project. He introduced the people present associated with it: Steven Dempsey, the director of facilities, planning and construction at Brigham and Women's Hospital, Justin Mosca (engineer with VHB), Brian McKenna (architect with Cannon Design), Mark Clayton (CBRE), David Bohn (engineer with VHB), and Howard Moshier (engineer with VHB).

Mr. Galvin explained that the development team has previously met with Ed Thorne (the town administrator) and some town employees to discuss the project, and that a PILOT (payment in lieu of taxes) agreement is being negotiated between Brigham and Women's and the town.

Mr. Galvin gave other basic information about the site and the project. He explained that they have applied for a variance to satisfy an obscure provision in the zoning bylaw relating to frontage on certain streets.

Mr. Dempsey stated that Brigham and Women's sees Pembroke as a valuable long-term location, and that the facility will offer primary and specialty care. They anticipate opening the building in the summer of 2019.

Mr. Noone stated that his engineering company does frequent work with VHB, and that his doctor is with Harbor Medical Associates. He wished to disclose these facts for the record.

Brian McKenna, the architect for the project, summarized the design of the proposed building and went over how it is laid out internally, and also discussed its exterior appearance. He showed floor plans and elevations of the building. He explained why windows are located at certain places. A discussion followed as to whether a waiver was necessary for the windows to cover a certain extent of the façade.

Mr. Mosca, the civil engineer for the project, described the small wetlands on the site and explained that they don't pose a problem. He said that they have met with Kenneth McCormick, the Pembroke Deputy Fire Chief, and agreed to include another hydrant in the project. He explained that the building needs to be raised slightly in elevation to allow for the septic system, due to the high groundwater and soil issues. Hence there will be a berm along Corporate Park Drive.

Mr. Mosca described the layout of the parking lot and the loading area. He discussed the location of the dumpster and whether it is allowable within the setback. He gave a description of the stormwater system and drainage, and showed where the septic system would be sited. He talked about the site lighting, and the electrical and telecommunications connections.

Mr. Irving asked about the amount of fill, and Mr. Mosca described the problems with the soil quality and how the current property owner will take some of the soil away. In response to Ms. Coletta's question, he described where the ambulances would come, and Mr. McCormick added further information about ambulance procedures. The board and Mr. McCormick discussed whether the new facility will attract more ambulance calls than the existing Harbor Medical facility (which it would replace) in Pembroke.

Mr. Palmieri noted an issue with the stormwater calculations, which he and Mr. Mosca discussed briefly. He also mentioned the questions of whether the dumpster is allowable within the setback, i.e., whether it's a "structure," and whether the dumpster pad constitutes a paved area. An extensive discussion followed about these issues. Mr. Mosca described how the property lines of the parcel (recently created by ANR Subdivision process, not yet shown on the Assessors' maps) relate to surrounding areas.

Mr. Wandell made a motion that the board approve Site Plan #SP2-18, located at 15 Corporate Park Drive, subject to the items mentioned previously and conditions to be written later. Mr. Taylor seconded the motion. Mr. Wandell, Mr. Taylor, Ms. Coletta and Mr. Irving voted in favor, Mr. Noone abstained, and the motion passed.

Ms. Coletta asked Mr. McCormick to provide the Planning Board Office with any additional necessary conditions for the project.

REVIEW OF ROUTINE ADMINISTRATIVE MATTERS

The board decided to have Mr. Palmieri carry out construction site inspections of the stormwater system for the recently approved Site Plan #SP4-17 at 230 Water Street.

The board and Mr. Heins talked about his schedule of upcoming vacations.

Mr. Heins said that a Chapter 91 application, for a proposed float or pier on a waterway, had been received by the Planning Board Office, relating to a location behind Canoe Club Lane on the North River. He explained that the Planning Board is not responsible for approving these, but is expected to sign Section H of the application to confirm that it received the application. The board members agreed that the board had not previously seen a Chapter 91 application—this appears to be a new state procedure. A lengthy discussion followed. Ms. Coletta noted the application is to the state Department of Environmental Protection.

Mr. Wandell made a motion that the board's clerk sign the paperwork for the Canoe Club pier, Mr. Taylor seconded the motion, and the board voted unanimously in favor. Mr. Irving signed Section H of the application.

The board and Mr. Heins talked about the schedule of upcoming board meetings, and items likely to be on future agendas. There was a conversation about the feasibility of starting board meetings at 6:00 pm or 6:30 pm. A discussion also took place about the coming election for a Planning Board position, and the composition of the board. The board members agreed to have future board meetings at 6:30 pm.

Mr. Taylor made a motion that the Planning Board move its meeting start time to 6:30 pm, Mr. Irving seconded the motion, and the board voted unanimously in favor.

Mr. Taylor made a motion to approve the minutes of March 12, 2018, and March 19, 2018, and Mr. Wandell seconded the motion. Mr. Taylor, Mr. Wandell, Mr. Irving and Ms. Coletta voted in favor, Mr. Noone abstained, and the motion passed.

Mr. Heins distributed the minutes of March 12, 2018, and March 19, 2018, and the board members discussed certain details in them.

The board decided to confirm approval of the minutes, since they were distributed after the previous vote. Mr. Taylor made a motion to approve the minutes of March 12, 2018, and March 19, 2018, as distributed, and Mr. Irving seconded the motion. Mr. Taylor, Mr. Wandell, Mr. Irving and Ms. Coletta voted in favor, Mr. Noone abstained, and the motion passed.

The board discussed whether to schedule a site walk of the area along Hobomock Road where the screening is planned for the solar project, and looked over the estimate of the screening cost prepared by Mr. Irving.

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

Respectfully submitted,

Matthew Heins, Planning Board Assistant