



PEMBROKE PLANNING BOARD MINUTES

MONDAY, AUGUST 13, 2018

BOARD MEMBERS PRESENT: Andrew Wandell (Vice-Chairman), Thomas Irving (Clerk), James Noone, and John Scholl.

BOARD MEMBERS ABSENT: Rebecca Coletta (Chairman), Daniel Smith, Jr., and Daniel Taylor.

OTHERS PRESENT: Matthew Heins (Planning Board Assistant), Gerald Dutson, Linda Hybertson, Robert Clarke (Agent, Conservation Commission), Peter Palmieri, and others.

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

DISCUSSION ABOUT DEVELOPMENT OPTIONS FOR PROPERTY AT 37 MATTAKEESETT STREET AND ZONING BYLAWS

Gerald Dutson came before the board to discuss his property at 37 Mattakeesett Street, and how the zoning bylaws affect its development options. Part of the property is in the Center Protection District zone and part of the property is in the Residential A zone. A single-family house is currently located on the property, which is 2.26 acres in size.

The board members and Mr. Dutson talked about the characteristics of the property, the projects that have been proposed for it in the past, and how the zoning regulates what can be built there. A conversation also took place about where assisted living is an allowed use, and the history of how the zoning bylaws were changed for assisted living. The possibility of amending the zoning bylaws was discussed.

DISCUSSION ABOUT DEVELOPMENT OPTIONS FOR PROPERTY AT 44 WASHINGTON STREET AND ZONING BYLAWS

Linda Hybertson came before the board to talk about her property at 44 Washington Street, its development options, and how it is impacted by the zoning bylaws. Part of the property is in the Business B zone and part of the property is in the Residential A zone, and the historic district overlay also covers a portion of the property. The size of the property is 4.00 acres, but it contains just one single-family house.

The board and Ms. Hybertson discussed the configuration of the property, its history, its limited frontage of only 42 feet, and what could possibly be built there. The small frontage is a challenge and creates serious limitations, as the property is basically a "pork chop lot." The possibilities of creating a subdivision, a business use, a larger single-family house, or a 40b affordable housing project were discussed.

DISCUSSION ABOUT CREATING UPDATED MAP OF TOWN-OWNED LAND AND OPEN SPACE

The board conversed about creating a new, updated map of town-owned land and open space. Robert Clarke, the Conservation Commission Agent, and Peter Palmieri, an engineer with Merrill Engineers and Land Surveyors who did the existing map in 2006-2007, were present.

Mr. Clarke explained that the existing map is outdated since many properties have changed their land use, and so it would be helpful to make a new map. Mr. Palmieri described how the original map was created. Mr. Heins noted the benefits of coordinating this process with the Assessors' office, so their data can be updated or corrected also. A discussion followed about the process of making a new map, the challenges involved in doing so, and where the funding for it would come.

REVIEW OF ROUTINE ADMINISTRATIVE MATTERS

Mr. Palmieri and the board discussed the issue of the standing water in one of the detention basins on the site of the recently built project the Bridges at Pembroke (Site Plan #SP4-16) at 49 Cross Street.

DISCUSSION ABOUT VISUAL SCREENING FOR SITE PLAN #SP7-16 HOBOMOCK SOLAR PROJECT

The board members talked about the possible building of a fence along Hobomock Street to screen the view of the recently constructed Hobomock Solar Project (Site Plan #SP7-16).

REVIEW OF ROUTINE ADMINISTRATIVE MATTERS

The board and Mr. Heins discussed Mr. Heins's projected future vacation days.

The board talked about the delayed revisions to recently approved Subdivision #1801 Dominic's Way.

The board conversed about the Housing Production Plan that Old Colony Planning Council has been preparing for the town, the draft of which is complete. Board members can suggest changes to this document, and will have the opportunity to approve it at the next board meeting on August 27.

The board briefly discussed a proposed LED sign along Route 3 and its upcoming public hearing at the Zoning Board of Appeals.

The board and Mr. Heins talked about the feasibility of a large-format plotter-scanner being located in the Planning Board office, for use by all the departments and offices at town hall, and agreed this would be impractical.

DISCUSSION ABOUT POSSIBLE CHANGES TO ZONING BYLAWS

The board briefly discussed making changes to the town's zoning bylaws. The board members talked about possibly adjusting the rules for accessory units, and about multifamily developments and 40b projects. It was agreed that a more thorough conversation about amending certain zoning bylaws should be delayed to an upcoming board meeting when more board members would be present.

Mr. Irving 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