



PEMBROKE PLANNING BOARD MINUTES

MONDAY, AUGUST 27, 2018

BOARD MEMBERS PRESENT: Rebecca Coletta (Chairman), Andrew Wandell (Vice-Chairman), Thomas Irving (Clerk), James Noone, and Daniel Smith, Jr.

BOARD MEMBERS ABSENT: Daniel Taylor and John Scholl.

OTHERS PRESENT: Matthew Heins (Planning Board Assistant), Lisa Sullivan (Old Colony Planning Council), Laurie Muncy (Old Colony Planning Council), Adam Silva, Arthur Egerton, and others.

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

DISCUSSION ABOUT AFFORDABLE HOUSING ISSUES, AND DECISION BY BOARD TO APPROVE HOUSING PRODUCTION PLAN

Lisa Sullivan and Laurie Muncy of Old Colony Planning Council came before the board to discuss the draft Housing Production Plan produced by Old Colony Planning Council, and also to talk about affordable housing issues in general.

Ms. Sullivan explained how the draft Housing Production Plan had been created, and described the benefits of having an approved plan. She explained that the Town of Pembroke is almost at the 10% figure for affordable housing (being above 10% gives a town the power to deny 40b projects). The Housing Production Plan needs to be endorsed and recommended by both the Planning Board and the Board of Selectmen before it can be approved by the state.

Mr. Wandell and Ms. Sullivan discussed some options to encourage affordability, including the possibility of zoning bylaws for inclusionary zoning and the possible creation of a housing trust. Ms. Sullivan described how an affordable housing trust works in detail. It was noted that the Housing Production Plan could be the basis of the housing chapter in a new town master plan. Ms. Sullivan outlined some of the advantages of having a state-approved Housing Production Plan.

A discussion ensued about the figures for the town's affordable housing. The board, Ms. Muncy and Ms. Sullivan talked about how an inclusionary requirement and/or housing trust would function. Mr. Noone asked some questions, and Ms. Muncy, Ms. Sullivan and the board members discussed how long affordability requirements last in legal terms, and the limitations on changing land use for units restricted as affordable.

The board, Ms. Muncy and Ms. Sullivan conversed about accessory dwelling units, and the challenge involved in restricting these to be affordable. Ms. Coletta mentioned that some of the town's existing housing stock, such as the modest cottages on small lots, is still affordable. A conversation followed

about accessory dwelling units and the rules relating to them, in particular regarding how tenants may be chosen.

Ms. Sullivan explained that adopting the Housing Production Plan does not require the town to implement specific policies, rules or zoning bylaws, but it opens up options for the town and can begin a process leading to more affordability.

Mr. Wandell made a motion that the board approve the Housing Production Plan prepared by and presented by the Old Colony Planning Council. Mr. Noone seconded the motion, and the board voted unanimously in favor.

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

The board discussed the desired construction of a stockade-style wooden fence on the edge of Hobomock Street to screen the view of the recently built Site Plan #SP7-16 Hobomock Solar Project. This fence would essentially be a continuation of the recycling center's existing fence. The board members also decided that the area between the fence and the road should be cleaned and have mulch placed on it.

The board directed Mr. Heins to talk with the Town Administrator's office about soliciting multiple price quotes for this project and/or putting it out to bid.

REVIEW OF ROUTINE ADMINISTRATIVE MATTERS

Ms. Coletta noted that the next board meeting on September 10 will include an executive session, and that Mr. Heins would be on vacation during September 17 to 21. The board agreed to also meet on October 1 and 15.

Mr. Wandell made a motion that the board approve the minutes for July 30, 2018, Mr. Irving seconded the motion, and the board voted unanimously in favor.

Mr. Wandell made a motion that the board approve the minutes for August 13, 2018, and Mr. Irving seconded the motion. Mr. Wandell, Mr. Irving, Ms. Coletta and Mr. Noone voted in favor, Mr. Smith abstained, and the motion passed.

Mr. Noone made a motion that the board approve the applicant's request for a 30-day extension, from September 4, 2018, to October 4, 2018, of the subdivision application review period for Definitive Subdivision #1801 entitled Dominic's Way at 56 Gorham Avenue. Mr. Irving seconded the motion, and the board voted unanimously in favor.

Mr. Wandell made a motion that the board's Clerk sign building permits for two lots of the Brisau Way Extension Subdivision #1603, Mr. Noone seconded the motion, and the board voted unanimously in favor. Mr. Irving signed the building permits.

Ms. Coletta mentioned that members of the board had the opportunity to be categorized as a "Special" municipal employee, which gives slightly more flexibility regarding conflict of interest rules, if they chose to sign the reappointment form.

Ms. Coletta noted that the board had the option to order a set of the new Assessors Maps for approximately \$75. Mr. Wandell made a motion to authorize the Chairman to sign the form to order

a set of the Assessors Maps, Mr. Irving seconded the motion, and the board voted unanimously in favor. Ms. Coletta signed the form.

The board discussed the Mattakeesett Ball Fields Site Plan #SP2-06, and agreed that the applicant Susan Roche could submit a written request to extend the deadline for completion.

The board agreed to order new nameplates for the two newest members of the board.

Ms. Coletta mentioned that the Zoning Board of Appeals granted the request for a variance to allow an LED billboard along Route 3.

The board and Mr. Heins discussed the possible making of a new map of open space and town-owned land in Pembroke, and how this information could be displayed in the web-based Assessors GIS map.

DISCUSSION ABOUT POSSIBLE CHANGES TO THE ZONING BYLAWS

The board discussed a variety of possible changes to the Town of Pembroke's zoning bylaws. Some of these would be minor technical adjustments, and others would be more consequential.

The board members considered the issue of site plans being partially built and then resumed after a long time because "substantial use" was exercised within two years, and whether new verbiage could be put in the zoning bylaws to prevent this. The problem of occupancy permits being issued without as-built plans being received was also discussed.

The board members discussed the length of time that a special permit can be valid for, and how M.G.L. was changed to allow a three-year maximum.

The board talked about the nonresidential frontage restriction within the town's business zones, industrial zones, and residential-commercial zone, and whether it should be rewritten. The possibility of listing a few additional streets as "way lines" was considered.

The board discussed the minimum lot size in the Business B zone, and whether it should be reduced. Some site plans in this zone have received variances for lot size in the past, since many of the parcels are formerly residential and thus are small. The board talked about the plusses and minuses of reducing the minimum lot size in this zone.

The board conversed about putting a list of the town's scenic roads in the zoning bylaws, to help make developers and landowners aware of which ways have been designated as scenic roads.

The board members mulled over the issue of discrepancies between the zoning map and the textual descriptions in the zoning bylaws of the spatial extent of zoning districts.

The possibility of banning use variances, through a change to the zoning bylaws, was discussed by the board. The board members also considered whether to look at types of variances granted frequently in the past, which might indicate things in the zoning bylaws that should be changed.

The history of the mixed-use option that formerly existed in the Center Protection District was discussed. The board talked about possibly expanding where multifamily residential uses are allowed, and the advantages and disadvantages of having apartments and condominiums in town. This led to a discussion about the challenges of housing affordability, and about "40b" projects.

The board agreed that Mr. Heins would ask KP Law (town counsel) to write up draft language for several possible zoning bylaw changes, and that Mr. Heins would keep the board apprised of the progress being made.

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

Respectfully submitted,

Matthew Heins, Planning Board Assistant