

**PEMBROKE PLANNING BOARD MINUTES
MONDAY, APRIL 13, 2014**

PRESENT: Andrew Wandell (Chairman), Thomas Irving (Vice-Chairman), Rebecca Coletta (Clerk), Daniel Taylor, Richard DeFusco and Marilyn Zechello.

PLANS:

Informal-Shell Station-223 Church Street

Old Business:

Minutes and Correspondence

MINUTES: Mr. Irving moved, seconded by Mr. Taylor, "That the Planning Board minutes of Monday, March 9, 2015 are accepted as printed." Voted unanimously

INFORMAL FOR 223 CHURCH STREET-SHELL STATION: Mr. DeFusco came before the Board informally to discuss the changes to be made to the Shell Station at 223 Church Street. Ayoub Engineering has been hired by Colbea Enterprises, LLC to design, permit and rebuild the Shell Station. The new building will be placed further back on the property. It will have a new Food Mart building and they will be reconfiguring the pump islands with new underground storage tanks. They will be maintaining the Mary Lou's Coffee with the drive-thru. By moving the building back this is to make room for the new configuration that will allow for better circulation of this area. One of the improvements is to have parking directly in front of the building to allow closer access to the door. There is more landscaping added to the plan that will reduce the impervious areas and will improve the runoff. They are adding about 5,000 square feet more of green space to the area. A discussion was held concerning the grading and drainage plan. A concern to be looked at is keeping all the drainage on site. The existing septic system will be replaced. A preliminary traffic study has been done. Signage on the site will be important for traffic flow and improving the sight distance.

A motion was made that the Planning Board meeting be adjourned at 8:45 p.m.

The next meeting of the Board will be held on Monday, April 27, 2015 at 7:30 p.m.

Respectfully submitted,

Marilyn A. Zechello – Planning Board Assistant