

PEMBROKE PLANNING BOARD MINUTES
MONDAY, APRIL 27, 2015

PRESENT: Andrew Wandell (Chairman), Thomas Irving (Vice-Chairman), Rebecca Coletta (Clerk), Daniel Taylor, Brian VanRiper, Paul Whitman, James Noone, Heather Dudko, Linda Osborne, Joseph Dorsett, Jr. and Marilyn Zechello.

PLANS:

Center Protection Public Hearing-Sign Permit-711-125 Center Street
 Informal Site Plan Community Center Nursery School-128 Center Street
 Site Plan #SP4-13-447 Washington Street-Solar Project

Old Business:

Minutes & Correspondence
 Routing Slip-Site Plan #SP2-14 275 Oak Street-South Paws Doggie Day Care Facility

MINUTES: Mrs. Coletta moved, seconded by Mr. Irving, "That the Planning Board minutes dated Monday, February 23, 2015 are accepted as printed." Voted unanimously

Mr. Irving moved, seconded by Mr. Whitman, "That the Planning Board minutes dated Monday, April 6, 2015 are accepted as printed." Voted unanimously

Mrs. Coletta moved, seconded by Mr. Taylor, "That the Planning Board minutes dated Monday, April 13, 2015 are accepted as printed." Voted unanimously

CENTER PROTECTION DISTRICT PUBLIC HEARING-711 SIGN PERMIT-125 CENTER STREET: Mr. Wandell opened the public hearing by reading the following legal notice: "Notice is hereby given that the Planning Board will hold a public hearing on Monday, April 27, 2015 at 7:30 p.m. in the Planning Board Room, Town Hall, Pembroke, MA 02359 on the application of National Sign Corporation, c/o Heather Dudko, 2 Phoebe Way, Worcester, MA 01605 for a sign permit for 7-11, 125 Center Street, Pembroke, MA 02359 as required by the Zoning By-laws of the Town of Pembroke, Sec. IV., Para 7, Center Protection District."

As advertised in the Pembroke Mariner & Express Newspaper on Friday, April 10, 2015 and Friday, April 17, 2015.

Heather Dudko representing National Sign Corporation came before the Board stating that 711 at 125 Center Street wanted to replace two signs one in the front of the building and the other on the existing pole. They will be the same dimensions, same coloring as the existing signs with an updated logo. The Board asked if Dancers' World was still there and if it is no longer at that site they would like the owner to remove the sign. The other sign for Leanne's Hair Cuts, they feel hangs to low on the post and that should be raised if the other sign is removed. She stated she will inquire about removing the sign. The sign on the post will be a double-sided sign, one inch deep sign foam with 1/4 inch acrylic logo and stripes pin-mounted to face.

Mr. Irving moved, seconded by Mr. Noone, "That the Board votes to approve the signs as presented."

Voted: 6-0-1: Voting in favor: VanRiper, Taylor, Irving, Noone, Wandell and Coletta

Opposed: No one

Abstaining: Whitman

MR. Whitman moved, seconded Mr. Taylor, "That the Planning Board votes to close the public hearing for the sign permit for 711 at 125 Center Street." Voted unanimously

INFORMAL SITE PLAN COMMUNITY CENTER NURSERY SCHOOL-128 CENTER STREET: Linda Osborne came before the Board to discuss having to move her playground as the State will no longer allow her to use her present play area for the nursery school as the laws have changed. She needs a minimum of

1500 sq. feet. The equipment will be stored inside and will be brought out when in use with a 4 foot fence around to enclose the area. The sketch shows an L shaped area to the side of the gym and it will not block the walkway to the gym. She has already had the approval of the Selectmen, Recreation Commission and the Building Inspector. After reviewing the sketch the Board decided that she would not require site plan approval.

SITE PLAN #SP4-13-447 WASHINGTON STREET-SOLAR PROJECT: Mr. Dorssett came before the Board to get approval of Site Plan #SP4-13-447 Washington Street Solar project located behind the Master Craft Boat Sales and next to the Bloomin Place. He had a site plan in front of the Board before the solar by-law was accepted at an annual town meeting. The project is in the Residential-Commercial District and a public hearing was held on Tuesday, October 15, 2013. He had been requesting extension of time for approval since that time to make changes in the plan. The Board asked why it had taken so long to come before the Board and he stated that he was busy with other projects that needed to be completed. He stated that the new by-law was written for project with a minimum capacity of 250 kW DC and his project is only 206 kW DC and felt he just needed to go to the building department for a building permit as this was less than 250 kW DC and should be allowed as-of-right with a building permit.

The Board reviewed his plan dated November 11, 2013 and after a lengthy discussion, the Board voted to accept his plan with conditions to be written at the Planning Boards next meeting.

Mr. VanRiper moved, seconded by Mr. Whitman, "That relative to Site Plan #SP4-13 entitled 447 Washington Street the Board votes to approve the plan dated November 11, 2013, with conditions to be written to include a buffer row of arborvitae along the southeast property line of the corner of the Residential District A and the Residential-Commercial District as shown on the plan to the electric riser pole." Voted unanimously

The conditions of approval will be written at the next board meeting.

Old Business:

ROUTING SLIP FOR SITE PLAN #SP2-14 275 OAK STREET-SOUTH PAWS DOGGIE DAY CARE FACILITY:

Mr. Whitman moved, seconded by Mr. Irving, "That relative to Site Plan #SP2-14 entitled South Paws Doggie Day Care Facility the Board votes to have the Clerk sign the routing slip."

Voted 6-0-1: Voting in favor: Whitman, Irving, Taylor, Coletta, VanRiper and Wandell
 Opposed: No one
 Abstaining: Noone

A motion was made and seconded that the Planning Board meeting be adjourned at 8:35 p.m.

The next regular meeting of the Board will be held on Monday, May 11, 2015 at 7:30 p.m.

Respectfully submitted,
 Marilyn A. Zechello-Planning Board Assistant