

**PEMBROKE PLANNING BOARD MINUTES  
MONDAY, JULY 13, 2015**

**PRESENT:** Daniel Taylor (Chairman), Rebecca Coletta (Vice-Chairman), Thomas Irving (Clerk), Andrew Wandell, Brian VanRiper, Paul Whitman, Richard DeFusco, James McDonough, Peter Palmieri and Marilyn Zechello.

**PLANS:**

Informal Site Plan 199 Schoosett Street-Diane Vo-Cancelled  
Continued Public Hearing for site Plan #SP2-15-223 Church Street-Shell Service Station  
Informal site Plan #221 Mattakeesett Street-James McDonough

**Old Business:**

Minutes and Correspondence  
Extension for Panera Bread & Taco Bell  
Review Assisted Living By-law

Chairman Dan Taylor opened the meeting by reading the Chairman Statement.

**MINUTES:** Mr. Whitman moved, seconded by Mr. VanRiper, "That the Planning Board minutes dated Monday, June 22, 2015 are accepted as printed." Voted unanimously

**INFORMAL SITE PLAN FOR 221 MATTAKEESETT STREET:** James McDonough came before the Board to discuss the property located at 221 Mattakeesett Street as he is in the process of purchasing this piece of land. There is already an apartment and a business office with warehouse space. He would use the same foot print and add a second floor with rental office spaces. The Board told him to review the existing site plan as he will be increasing the use of the property and come back for another informal.

**SITE PLAN #SP2-15-223 CHURCH STREET:** Mr. Taylor opened the continued public hearing by reading the following: "Tonight is Monday, July 13, 2015 at 8:00 p.m. and this is the continued public hearing for Site Plan #SP2-15 entitled 223 Church Street (Shell Service Station) that was continued from Monday, June 22, 2015 at 7:30 p.m."

Mr. DeFusco opened the meeting by stating that the site plan has been revised to show the existing driveway on Old Oak Street to be closed as recommended. The truck would enter the site from the westerly driveway on Church Street, and use the new driveway to exit. A discussion was held about the pavement and the existing guard rail on the Old Oak Street side of the site. The Board will be looking into it and making it a condition of approval when they are written.

The Board then reviewed Merrill Corporation letter dated July 13, 2015 and felt all issues have been addressed. The Board then reviewed the waiver request letter dated June 18, 2015 from Ayoub Engineering.

The following waivers were requested and granted:

Section V. Requirements:

5.1 Site Landscaping

5.1.4 25% open space required/18.5 open space provided-**granted**

Mr. VanRiper moved, seconded by Mr. Whitman, "That at the applicants request the Board grants waiver 5.1.4 as requested." Voted unanimously

5.2 Site Lighting

5.2.5 8.0 maximum foot-candle level allowed/67 foot-candle level proposed-**granted**

Mr. VanRiper moved, seconded by Mr. Whitman, "That at the applicant request the Board grants waiver 5.2.5 as requested." Voted unanimously

## 5.8 Drive Through Facilities

### 5.8.1 (20) stacking spaces required/(12) stacking spaces provided-**granted**

Mr. VanRiper moved, seconded by Mr. Whitman, "That at the applicants request the Board grants waiver 5.8.1 as requested." Voted unanimously

### 5.8.4 (60) feet distance to stacking lane entrance required/(48) feet distance to stacking lane entrance provided-**granted**

Mr. VanRiper moved, seconded by Mr. Whitman, "That at the applicants request the Board grants waiver 5.8.4 as requested." Voted unanimously

Mr. VanRiper moved, seconded by Mr. Whitman, "That relative to Site Plan #SP2-15 entitled 223 Church Street the Board approves the plan dated May 28, 2015, and revised June 18, 2015 and July 9, 2015 as shown with conditions to be written on Monday, July 27, 2015 at 7:30 p.m." Voted unanimously

Mr. Whitman moved, seconded by Ms. Coletta, "That relative to Site Plan #SP2-15 entitled 223 Church Street the Board close the public hearing." Voted unanimously

**ASSISTED LIVING BY-LAW DISCUSSION:** A discussion was held concerning the wording for the assisted living by-law. Mr. VanRiper asked how Pembroke Hospital was built years ago in that district. A lengthy discussion was held concerning the writing of this by-law and the questions that members have about adding this by-law to the Zoning By-laws at the next town meeting. The Board would like to talk to Kopelman & Paige concerning changing the zoning map by adding the three parcels to Industrial B as it is adjacent to this zone or do we add the use to allowed uses or special permit in both Industrial A and B. Do we define assisted living and what districts it should be placed in or just add the three parcels to the map. A telephone conference call will be set up with Kopelman & Paige to discuss this by-law. The Board would also eliminate the residential-commercial district as a district that could be used. Mr. Wandell moved, seconded by Mr. Whitman, "That the Board talks to the Town Administrator to seek legal advice concerning the assisted living by-law to be presented to town meeting this fall and the term medical uses in the Industrial A and B zone for the proper wording and definition." Voted unanimously

**SITE PLAN #SP5-13-PANERA BREAD & TACO BELL-EXTENSION OF TIME:** A letter from RK Centers dated July 8, 2015 was received requesting an extension of time to prepare the final traffic study.

Ms. Coletta moved, seconded by Mr. Wandell,

"That relative to Site Plan #SP5-13 entitled Panera Bread & Taco Bell the Board accepts your request for a 30-day extension of time to prepare the final traffic study until August 12, 2015." Voted unanimously

A motion was made and seconded that the Planning Board be adjourned at 9:05 p.m.

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

Respectfully submitted

Marilyn A. Zechello – Planning Board Assistant

