

**PEMBROKE PLANNING BOARD MINUTES  
MONDAY, MAY 11, 2015**

**PRESENT:** Andrew Wandell (Chairman), Thomas Irving (Vice-Chairman), James Noone, Paul Whitman, Brian VanRiper, Atty. Robert Galvin, Richard Vayo, Brian Taylor, Joseph Dorsett, Thomas Pozerski, and Marilyn Zechello.

**PLANS:**

Site Plan #SP2-13-599 Washington Street-Informal Modification  
Site Plan #SP4-13-447 Washington Street-Conditions of Approval  
Site Plan #SP7-10-Protectowire Informal Modification

**Old Business:**

Minutes and Correspondence:

**MINUTES:** Mr. VanRiper moved, seconded by Mr. Irving, "That the Planning Board minutes dated Monday, April 27, 2015 are accepted as printed." Voted unanimously

**SITE PLAN #SP2-13-599 WASHINGTON STREET-INFORMAL MODIFICATION:** Mr. Vayo and Mr. Taylor presented a plan to the Board showing a change to the site plan. He was requesting a modification to the plan by adding garages to the back of the site. He is hoping to start occupancy in late summer. There will be eighteen condos with one garage per unit. They will be a simple structure with the same finish as the building with a storage unit in the back of the garage for extra storage. They meet the required set back and will not change the drainage at all. After reviewing the plan, the Board voted to accept the change as a minor modification made to the plan.  
Mr. VanRiper moved, seconded by Mr. Whitman, "That relative to Site Plan #SP2-13 entitled 599 Washington Street the Board votes to approve the minor modification to the plan as presented." Voted unanimously

**SITE PLAN #SP4-13-447 WASHINGTON STREET-CONDITIONS OF APPROVAL:** Mr. Dorsett came before the Board to write Conditions of Approval for his solar project at 447 Washington Street. The Planning Board voted at their meeting on Monday, April 27, 2015 to accept Site Plan #SP4-13 entitled 447 Washington Street, prepared by Webby Engineering Associates, Inc., dated September 17, 2013 and revised November 11, 2013 with conditions.

**FINDINGS OF THE BOARD:**

The Board hereby moves that the proposed project as designed and subject to the conditions that the Board is going to adopt that it will not be injurious, noxious, offensive or detrimental to the neighborhood.

That the Board moves to vote the following Conditions of Approval subject to:

The Board's site plan approval is based on the following reasons:

- The Board hereby determines that the petitioner has submitted substantial and credible evidence that, subject to the conditions imposed by this decision, the foregoing project, a permitted use in the Residential-Commercial District, has been designed in such a manner as to reasonably protect the abutting properties and neighborhoods, as well as the community of Pembroke, to minimize any alleged offensive or detrimental uses resulting from the development, and to provide traffic safety and access, adequate waste disposal, drainage, parking and environmental protection.
- The Board hereby determines that the approved project, including without limitation, the site plans, Board recommendations and abutter concerns, demonstrates and promotes the convenience and safety of vehicular and pedestrian movement within the site and in

relation to abutting ways and properties.

- The Board hereby determines that the project includes and provides for adequate refuse and other waste disposal, proper facilities for drainage of surface water and protection for wetlands, water resource protection areas, flood plains, watersheds, aquifers and well areas.
- The Board hereby determines that the project, as approved, makes adequate provision for lighting, off-street parking, loading and unloading of vehicles and internal traffic controls.

#### CONDITIONS

Site plan approval is subject to the following conditions:

1. All work shall be done in conformance with the stamped plans prepared by Webby Associates, Inc. dated September 17, 2013 and revised November 11, 2013 and accepted by the Planning Board on April 27, 2015, as well as the following additional conditions.
2. The petitioner shall plant and maintain 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 with a fence to be installed as shown on the plan.
3. All vegetation planted in accordance with this decision shall be reasonably watered and maintained until established. Should any vegetation die off, the petitioner shall plant replacements.
4. The developer shall provide for water as per the regulations of the Department of Public Works.
5. The petitioner shall submit an As-built Plan with a written statement, approved by the Wiring Inspector, based on signing the Commissioning Report of the final electrical inspection that all the conditions of this vote have been complied with before an occupancy permit may be issued.
6. All site work must comply with existing regulatory town by-laws as to times work may commence and end and to days of week when site work can be conducted.

If substantial use of the rights authorized by this site plan approval are not exercised within two (2) years of the date on which a copy of this decision is filed with the Town Clerk, then this site plan approval shall expire.

Mr. VanRiper moved, seconded by Mr. Whitman, "That relative to Site Plan #SP4-13 entitled 447 Washington Street the Board votes to accept the Conditions of Approval as written." Voted unanimously

**SITE PLAN #SP7-10 PROTECTOWIRE-INFORMAL MODIFICATION:** Mr. Pozerski came before the Board with a modification to Site Plan #SP7-10 Protectowire 54 Washington Street. Mr. Sullivan was given approval from the Zoning Board Appeals for two variances to construct a 30' X 40' single-story garage at the end of the existing paved turn-round on his site. The plan dated March 31, 2015 by Merrill Engineers and Land Surveyors is to be used for storing equipment and will look like the existing building. Mr. VanRiper moved, seconded by Mr. Irving, "That the Board votes to approve a minor modification to the Site Plan dated March 31, 2015 as presented." Voted unanimously

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A motion was made and seconded that the Planning Board meeting be adjourned at 8:30 p.m.

The next regular meeting of the Board will be held on Monday, May 18, 2015 at 7:30 p.m.

Respectfully submitted,

Marilyn A. Zechello

## Planning Board Assistant