

PEMBROKE PLANNING BOARD MINUTES
MONDAY, OCTOBER 19, 2015

PRESENT: Daniel Taylor (Chairman), Thomas Irving (Clerk), Andrew Wandell, Paul Whitman, Keith Clyde, Robert Medico, Fran Steinkrauss, Jeffrey Zuba, Jen Steinkrauss, Keith Deshler, Liam Govostes, Jennifer Govostes, Tyler Nims, John Hanna, Jerry Espitzio and Marilyn Zechello.

PLANS:

Plan #1009-Crescent Hill Farm-Trees

Plan #0408-Stone Meadow Farm-Modification of Plan

Old Business:

Kevin Sealund email concerning drainage system at Jefferson Square

Vote minutes of September 28, 2015

Chairman Daniel Taylor opened the meeting by reading the Chairman's statement.

MINUTES: Mr. Irving moved, seconded by Mr. Wandell, "That the Planning Board minutes dated September 28, 2015 are accepted as printed." Voted unanimously

PLAN #1009-CRESCENT HILL FARM: The Board met with the residents of the subdivision to discuss the issue of the dead trees. The road was accepted at last year fall town meeting and the trees have not survived. The developer left money in his road bond account to replace trees. He stated in a letter to the Board that he could not come to an agreement that would satisfy himself and the tree company. Therefore, I authorize the Planning Board to draw down the money in the road bond account to replace the trees. The Board met with the residents and stated that an Invitation to Bid had gone out to get bids for the replacement of the trees. A discussion was held about the procedure that has to be held with taking bids. The residents are aware that the Board is working on the situation and new trees will be bought to replace the dead trees and they will be guaranteed for one year after planting.

Mr. Whitman moved, seconded by Mr. Irving, "That relative to Plan #1009 entitled Crescent Hill Farm the Board votes to accept Mr. Wheeler letter dated October 13, 2015 for the Planning Board use the money in the Road Bond Account to replace the trees." Voted unanimously

PLAN #0408 STONE MEADOW FARM: Mr. Hanna came before the Board with two questions to discuss with the Board. A discussion concerning the trees going in the road layout as electrical lines are in the road layout and would like an easement for the placement of the trees. The Board reviewed Tyler Nims letter dated October 19, 2015 and took the following vote.

Mr. Whitman moved, seconded by Mr. Wandell, "That the Board votes to accept that a permanent easement is created to incorporate the trees no less than 10 feet from the edge of the roadway layout." Voted unanimously

A discussion was held about the handicap ramps coming out on to Station Street. The developer asked that he be allowed to move the handicap ramps to the edge of Station Street coming out on to Elizabeth Drive instead of Station Street.

Mr. Wandell moved, seconded by Mr. Irving, "That the relative to Plan #0408 entitled Stone Meadow Farm the Board votes to allow the developer to move the handicap ramps to the edge of Station Street coming out on to Elizabeth Drive." Voted unanimously

OLD BUSINESS:

SITE PLAN #2-13-593-599 WASHINGTON STREET: Kevin Sealund sent a sketch showing a small change in the drainage system at Jefferson Square. He installed about 30 feet of 2 inch pipe near the corner of the existing garage to allow for better grading in that area. The Board reviewed the sketch and voted to accept the change.

Mr. Wandell moved, seconded by Mr. Irving, "That relative to Jefferson Square at 593-599 Washington Street the Board votes to accept the small change that was made to the drainage system." Voted unanimously

PLAN #0506-EQUESTRIAN WAY: The Board reviewed Merrill Corporation Inspection Report stating that the placement of the top course of pavement is scheduled for the week of October 26, 2015. Peter Palmieri recommended that the location of the roadway, sidewalk and fence be checked at the cul de sac in the area of STA 8+50+ since the width of the grass strip in this area is quite narrow (8") and is not parallel to the back of the berm.

Mr. Whitman moved, seconded by Irving, "That the Board is in agreement that you comply with Merrill Corporation letter dated October, 2015 to the plan as designed." Voted unanimously

A motion was made and seconded that the Planning Board meeting be adjourned at 8:49 pm.

The next regular meeting of the Board will be held on Monday, November 9, 2015 at 7:30 p.m.

Respectfully Submitted,

Marilyn A. Zechello – Planning Board Assistant