

**PEMBROKE PLANNING BOARD MINUTES  
MONDAY, DECEMBER 7, 2015**

**PRESENT:** Daniel Taylor (Chairman), Rebecca Coletta (Vice-Chairman), Thomas Irving (Clerk), Brian VanRiper, Andrew Wandell, Donald McGill, John Hanna, Tyler Nims, Doug Bailey, Mark Sotir and Marilyn Zechello.

**PLANS:**

Discussion on a Zoning By-law Change for 369 Washington Street  
Discussion on a Zoning By-law Change for Industrial A – Postponed  
Plan #1506 Form A-Stone Meadow Farm  
Plan #1505 Form A Prince Way

**Old Business:**

Site Plan #SP2-14-South Paws Doggie Day Care  
Correspondence for 476 Center Street

Chairman Daniel Taylor opened the meeting by reading the Chairman’s Statement.

**Zoning By-law change for 369 Washington Street:** Donald McGill came before the Board with two questions that he is working on. He will be coming in with a site plan within the next few weeks and has already has the variance that are needed for the ZBA. The questions are who is issuing the special permits for this project as ZBA does not feel that they can issue the special permits for this project. It was determined by Town Counsel for the project at 599 Washington Street that after the site plan is approved ZBA will than issue the special permits that at needed. The ZBA granted the variances needed and the building department is going to issue an “at risk foundation only” permit for just the two foundations that are there now.

The second questions he had was if the Board would support a zoning by-law change to extend the Business B District on Washington Street to allow him to put town houses in as he has the property under agreement where Newcomb Tree Service is now on the corner of Washington and Barker Streets. A lengthy discussion was held concerning the safety issue and where the entrance will be located. The Newcomb trucks are now using a 40 foot easement located next to the gas station and this is the only access to the property now. The entrance at the easement is so close to the traffic lights now. The property access is a major issue concerning safety. The box factory building is in the Historic District. Mr. McGill stated that he understood the safety concerns the Board has concerning the property. He will be back in a couple of weeks with the site plan application for 590 Washington Street.

**Zoning By-law change for Industrial District A:** The meeting with Mr. Murphy will be rescheduled at a later date.

**Plan #1506 Form A for Stone Meadow Farm:** Signed: Mr. Hanna came before the Board with a Form A for Emily Lane for building purposes. One lot will be used for solar field that will be located in Kingston. The turnaround is 40 feet wide and rough out that will be used for the solar field.

Mr. VanRiper moved, seconded by Mr. Wandell, "That the Form A Plan #1506 for Stone Meadow Farm dated December 2, 2015 be approved and signed by the Clerk." Voted unanimously

Tyler Nims did a revised cost estimate for Stone Meadow Farm in the amount of \$125,700. Mr. Hanna will be back for the next meeting on Monday, December 21, 2015 as he would like the remaining lots to be released. A new cost estimate will be done as all the bounds will be in by then and the amount will be changing. The Board feels that the Cleveland Select Pear Trees should be used in the cul-de-sac and Mr. Hanna stated that he would make the change.

**Plan #1505-Form A for Prince Way:** Signed: Doug Bailey came in on behalf of his client Mark Sotir with a Form A for Lot #7 on Prince Way. This is a lot that was sold at auction by the town that has a lot of wetlands. Mr. Sotir and his neighbor on Lot #6 have now bought this lot and are splitting it in half so that Lot #7 will no longer exist.

Mr. Wandell moved, seconded by Ms. Coletta, "That the Board votes to approve Form A Plan #1505 for Prince Way dated December 1, 2015 and have the Clerk sign the plan." Voted unanimously

**Old Business:**

**Crescent Hill Farm Street Trees:** A call will be made to the residents of Seltsam Way and Stone Ridge Lane to schedule an appointment with the residents to bring the neighborhood up to date concerning the planting of the street trees.

**Site Plan #SP2-14 South Paws Doggie Day Care:** A discussion was held concerning the entrance to South Paws Doggie Day Care as there are no transition pieces installed at the opening on Oak Street. A temporary occupancy permit has been issued and the building is open. There was no waiver requested for the entrance on Oak Street. The sidewalk goes in front of Tomasi Nursery and end at the property line. The as-built has not been submitted as some of the remaining items will be address in the spring. The Board wants to meet with the engineer and the applicant before the as-built is submitted to discuss the remaining items. An appointment will be set up.

**Correspondence for 476 Center Street:** The Planning Board received a letter for Warren Scott Hammond and Jennifer G. Smith concerning their property at 476 Center Street. The Board reviewed the material that was submitted and will set up a meeting with them to discuss the right of way.

A motion was made and seconded that the Planning Board meeting be adjourned at 8:55 p.m.

The next regular meeting of the Planning Board will be held on Monday, December 21, 2015 at 7:00 p.m.

Respectfully Submitted,  
Marilyn A Zechello