



PEMBROKE PLANNING BOARD MINUTES

MONDAY, JANUARY 8, 2024

LOCATION: Room 6 (Veterans Hall), Pembroke Town Hall

STARTING TIME: 7:00 pm

BOARD MEMBERS PRESENT: Alysha Siciliano-Perry (Chair), Daniel Taylor (Vice-Chair), Scott Martino, Heather Tremblay, Andrew Wandell, and James Noone (phone)

BOARD MEMBERS ABSENT: Stephan Roundtree (Clerk)

OTHERS PRESENT: Sue Glauben (Planning Board/ZBA Assistant), Stephen Lalze, Hayley Reifeiss, Carolyn Murray, David West, Kim West, Samantha Montigny, Christopher Montigny & David Snow

OPENING THE MEETING:

Ms. Siciliano-Perry opened the meeting with the Chairman's statement.

Ms. Siciliano-Perry also read the following: "Board member James Noone is participating via remote participation in accordance with the requirements of 940 CMR 29.10 via speakerphone due to personal illness/emergency/geographic distance/personal disability/military service. All votes during this meeting will be made via roll call."

DISCUSSION ON ARTICLE 12 TOWN BYLAW:

Carolyn Murray, Esq. and Hayley Reifeiss both with KP Law. Discussion on whether any changes should be made to Article 12 regarding the Attorney General's letter. The MBTA communities bylaw which was adopted at the Annual Town Meeting in 2023. The bylaw has been approved and no changes should be made. The new bylaw includes multi-family housing in Industrial A & B zones.

DISCUSSION ABOUT POSSIBLE NEW SUBDIVISION OF LILY'S WAY AND RED BARN ROAD:

Discussion with Mr. & Mrs. West along with Mr. Lalze from Grady Consulting. Mr. West mentioned he was in front of the board previously to discuss possible uses of land off Lily's Way. Since that time, they hired Grady Consulting to check into their options. It was determined where the wetlands were located. It was different than what the expected originally. There is only room for a one house lot coming off Lily's way. Grady consulting prepared a concept drawing. Mr. Lalze went over the drawing and

S.Glauben

mentioned all zoning guidelines will be met. This is an extension of the existing subdivision. Mr. & Mrs. West will move forward with filing for a limited subdivision.

DISCUSSION ABOUT POSSIBLE NEW MEDICAL CENTER AT 482 CENTER STREET:

Mr. & Mrs. Montigny along with Ms. Montigny's father who is the owner of the property. Ms. Montigny who is a Nurse Practitioner discussed the possibility of opening her own practice. Their goal was to repurpose the business space that was operated as a daycare facility. Mr. Wandell stated the location is Residence A and per the bylaw it's not a business zone. Mr. Wandell discussed the property could be used as a sole proprietor for a physician or a dentist. The sole proprietor must reside on the property. Mr. Snow discussed it had been operating as a daycare facility previously. He bought the house and the business over 20 years ago. Mr. Snow asked if there was anything that could be done to change the zone. The only way is to try to change the town bylaw.

ROUTINE ADMINISTRATIVE MATTERS

Mr. Taylor made a motion that the board accept the minutes for December 18, 2023. Mr. Martino seconded the motion, and the board voted unanimously in favor via roll call.

Mr. Wandell made a motion to extend the deadline for completion to November 5, 2024, and to complete project in its entirety to November 5, 2025, for Site Plan #SP2-19 at 171 Mattakeesett Street. Mr. Taylor seconded the motion, and the board voted unanimously in favor by roll call.

Mr. Taylor made a motion to extend the deadline for completion to June 21, 2025, and to complete the project in its entirety to June 21, 2026, for Site Plan #SP2-21 at 715 Washington Street (contractor's unit). Mr. Wandell seconded the motion, and the board voted unanimously in favor by roll call.

Discussed the 2023 annual report.

Mr. Wandell made a motion to adjourn the meeting. Mr. Taylor seconded the motion, and the board voted unanimously in favor via roll call.