



PEMBROKE PLANNING BOARD MINUTES

MONDAY, February 12, 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) and Stephan Roundtree (Clerk) (delayed)

BOARD MEMBERS ABSENT: None

OTHERS PRESENT: Sue Glauben (Planning Board/ZBA Assistant), Jim Bristol, Greg Howell, Mary Takki, Deborah Keller, Jeff Tocchio, and Taylor Corsano and Matthew Heins.

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."

ROUTINE ADMINISTRATIVE MATTERS

Mr. Martino made a motion that the board accept the minutes for January 29, 2024. Mr. Wandell seconded the motion, and the board voted unanimously in favor via roll call.

Discussion on the Affordable Housing Committee and Trust. Mr. Wandell mentioned that a couple of years ago at the town meeting a warrant was adopted for an Affordable Housing Trust. Now, a board of trustees also needs to be established. The committee put together an

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Affordable Housing Trust Bylaw Article to be added to the Annual Town Meeting. The trust can take in money on a yearly basis from the community preservation act (housing portion), donations, and come up with creative ways to work with developers. When the age restricted multi-family cluster zones were implemented a clause was added to include 10% of the affordable can be either done on-site, off-site or a donation to the Affordable Housing Trust. This also gives the committee more opportunities to think about ways to be creative working with developers to build up the trust. The goal is to encourage more affordable housing in town. The trust will be made up of 5 trustees with 2-year terms staggered. The trustee will be made up with (1) member of the Select Board, (1) member who is Town Manager, (1) member who is the Town Treasurer, (1) member of the Affordable Housing committee and (1) at-large member who is an attorney credentialed in Real Estate law. These are positions appointed by the Select Board. The trustees will be able to invest the funds to grow it. All the rules and regulations are listed in the Town Bylaw Article.

Discussion on the Master Plan draft and the implementation of the goals for the Planning Board. Further discussion needs to be held by the board to determine the next steps.

SP3-22 COUNTRY CLUB CLUSTER HOUSING PUBLIC HEARING

Ms. Siciliano-Perry reopened the two public hearings (continued from September 12, 2022, October 24, 2022, November 14, 2022, January 30, 2023, March 27, 2023, May 22, 2023, August 7, 2023, September 18, November 13, 2023, December 4, 2023 and January 29, 2024) running concurrently on the applications of Weathervane at Pembroke Country Club, LLC, 190 Old Derby Street, Suite 311, Hingham, MA 02043, requesting Site Plan approval under the Zoning Bylaws of the Town of Pembroke Section V.7. (Site Plan Approval) and requesting a Special Permit under the Zoning Bylaws of the Town of Pembroke Section V.13.1.A. (Special Permit from Planning Board Required for Age-Qualified Cluster Developments). The applicant proposes to construct an Age-Qualified Cluster Development consisting of 172 residential units, several access drives and interior roads, a driving range, golf cart paths, a stormwater drainage system, a wastewater treatment plant, reconfigurations to an existing 18-hole golf course, and extensive landscaping, on a property of about 244 acres. The residential units would consist of 163 new single-family houses, 2 renovated existing single-family houses, and a multifamily building of 7 units. [However, the number of total, single-family and multifamily residential units is being adjusted through design revisions during the site plan review and public hearing process.] The access drives to the development would be off West Elm Street, Dwelley Street and Hazelwood Drive. The property is located at 94 West Elm Street, Pembroke, MA 02359, in Residence District A and the Water Resource and Groundwater Protection District, as shown on Assessors' Map B11, Lot 33. (This property formerly consisted of multiple lots, which before being merged were identified as 94 West Elm Street [Map B11, Lot 33], 0 West Elm Street [Map B10, Lot 4], 80 West Elm Street [Map B10, Lot 4A], 54 Dwelley Street [Map B12, Lot 39], 110 Dwelley Street [Map A12, Lot 47], part of 84 Hazelwood Drive [Map A11, Lot 32], and part of 58 West Elm Street [Map B10, Lot 3].) A copy of the application is available in the Office of the

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Planning Board at Pembroke Town Hall. Certain application materials are also available at <https://www.pembroke-ma.gov/planning-board/pages/applications-received> (scroll down).

Mr. Wandell made a motion to take a brief recess for 10 minutes. Ms. Trembly seconded the motion, and the board voted unanimously in favor via roll call. The Public Hearing was delayed until 7:45 to meet a quorum.

Members of the project team including Jeffery Tocchio, James Bristol, and Taylor Corsano were present.

The board's peer review engineer for the project, Deborah Keller (Merrill Engineers and Land Surveyors), was also present.

Mr. Tocchio introduced himself and the other members of the project team. Discussion on completing outstanding issues with peer review. Mr. Tocchio mentioned that a set of conditions had been submitted to include in a draft decision.

Ms. Keller (Merrill Engineers) mentioned that she had taken another review, and she believes all issues have been addressed. The list of draft conditions includes comments from Ms. Keller to address during construction. The list of waivers has been identified in the draft decision as well.

Mr. Taylor inquired about viewing a drill down picture of the cut la sac on Hazelwood Drive. Ms. Keller mentioned she asked Crocker Design Group to be specific about the grading on Hazelwood Drive to ensure the drainage from the new roadway doesn't run into the cut la sac. Additional spot shots at the cut la sac show the site being contained.

Mr. Wandell asked about the occupancy permit on the list of conditions. It needs to be taken into consideration the phasing of the project. Generally, an As Built is required before an occupancy permit is issued. It's clear this project isn't going to be completed all at once. The language will need to be changed in the list of the conditions on the final decision.

Ms. Trembley asked if there were any restrictions on who is allowed to utilize the 17 guest suites and proposed pro shop. Mr. Tocchio explained the on-site guest suites shall be for use by the members of the community and guests affiliated with functions and golf operations associated with the property. A new condition for the uses will be added to the list on the final decision documents.

Mr. Taylor asked about clarification on the little piece of land off Hazelwood Drive and if the residents will have the same privileges as everyone else in the community. Mr. Tocchio explained that it's one parcel of land and all residents of the community will have the same privileges. A brief discussion on Weathervane being responsible for plowing all the streets within the community.

Mr. Howell inquired about the proposed hitting bays and if there was an elevation on what it is going to look like. Ms. Corsano and Mr. Bristol went into detail in the description. Mr. Howell

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asked about seeing a draft copy of the rules and regulations of the condo association. Mr. Bristol stated it will be almost identical to their other sites.

Mr. Taylor made a motion to close the public hearing, SP3-22, and special permit for County Club Cluster Housing Development. Mr. Wandell seconded the motion, and the board voted unanimously in favor via roll call vote except for Mr. Martino who is abstaining. Mr. Noone, who is also abstaining, dropped off the line.

Mr. Wandell made a motion to approve SP3-2 94 West Elm Street, 0 West Elm Street, 80 West Elm Street, 54 Dwelley Street, 110 Dwelley Street, part of 84 Hazelwood Drive, and part of 58 West Elm Street. Ms. Trembly seconded the motion, and the board voted unanimously in favor via roll call vote except for Mr. Martino who is abstaining.

Mr. Wandell made a motion to approve the Special Permit under the Zoning Bylaws of the Town of Pembroke required for Age-Qualified Cluster Developments. The applicant proposes to construct an Age-Qualified Cluster Development consisting of 172 residential units, several access drives and interior roads, a driving range, golf cart paths, a stormwater drainage system, a wastewater treatment plant, reconfigurations to an existing 18-hole golf course, and extensive landscaping, on a property of about 244 acres. The residential units would consist of 162 new single-family houses, 2 renovated existing single-family houses, and a multifamily building of 8 units. Mr. Roundtree seconded the motion, and the board voted unanimously in favor via roll call vote except for Mr. Martino who is abstaining.

Mr. Taylor made a motion to approve waiver requests from the Planning Boards rules and regulations governing the site plan approval. Section 13.3-E to allow a reduction in the 50-foot perimeter setback down to 15 feet as it is reflected in the plan. Section 5-6-2 to allow Bituminous Concrete Curbing to Cape Cod Berm. Mr. Wandell seconded the motion, and the board voted unanimously in favor via roll call vote except for Mr. Martino who is abstaining.

Mr. Taylor made a motion to approve all conditions listed on the draft decision. Modifications made to condition number 4 and 23. Mr. Wandell seconded the motion, and the board voted unanimously in favor via roll call vote except for Mr. Martino who is abstaining.

Mr. Bristol thanked all involved in this project.

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