

# **ZONING BOARD OF APPEALS / TOWN OF PEMBROKE**

## **MEETING MINUTES: SEPTEMBER 25, 2023**

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

**STARTING TIME:** 7:00 pm

**BOARD MEMBERS PRESENT:** John Grenier (Clerk) and Fraser Townley (Alternate).

**BOARD MEMBERS ABSENT:** Frederick Casavant (Chairman), Christopher McGrail (Vice-Chairman), Arthur Boyle (Alternate), and Louis Christian Carpenter (Alternate).

**ALSO PRESENT:** Matthew Heins (Planning Board Assistant).

### **OPENING THE MEETING**

The Clerk John Grenier opened the meeting by reading the Chairman's statement: "Please note that this meeting is being made available to the public through an audio recording which will be used to ensure an accurate record of proceedings produced in the minutes of the meeting. All comments made in open session will be recorded."

### **ADMINISTRATIVE ACTIONS**

Mr. Grenier made a motion to approve the minutes of August 21, 2023, Mr. Townley seconded the motion, and the board voted unanimously in favor.

### **PUBLIC HEARING FOR CASE #1-23 COMPREHENSIVE PERMIT FOR MATTAKEESETT VILLAGE 40B HOUSING PROJECT AT 7 & 15 MATTAKEESETT STREET**

Mr. Grenier reopened the public hearing (continued from February 27, 2023, April 24, 2023, May 15, 2023, June 12, 2023, and July 24, 2023) on the application of Bristol Bros. Development Corp. for a comprehensive permit pursuant to M.G.L. Chapter 40B. The project, titled "Mattakeesett Village," consists of two buildings (later changed to four buildings) and contains 66 residential units in total (46 one-bedroom units and 20 two-bedroom units [later changed to 66 one-bedroom units], of which a certain percentage shall be restricted as affordable for low- or moderate-income persons or families, on a site of approximately 3.27 acres. (A 135-seat restaurant was later added to the project.) The project is located at 7 and 15 Mattakeesett Street, Pembroke, MA 02359, in the Center Protection District and Residence District A, as shown on Assessors' Map C9, Lots 14 and 15. A copy of the application is available in the Office of the Planning Board at Pembroke Town Hall.

Mr. Townley made a motion to extend the decision deadline to May 28, 2024, for the comprehensive permit application for Mattakeesett Village at 7 and 15 Mattakeesett Street, Pembroke, Massachusetts. Mr. Grenier seconded the motion, and the board voted unanimously in favor.

Mr. Heins and the committee discussed the schedule of future committee meetings, and Mr. Heins explained that the applicant had requested an immediate continuance of the public hearing to November 6, 2023.

Mr. Grenier made a motion to continue the public hearing to November 6, 2023, at 7:00 pm. Mr. Townley seconded the motion, and the board voted unanimously in favor.

Mr. Grenier and Mr. Townley announced that the meeting was adjourned.

Respectfully submitted,

Matthew Heins, Planning Board Assistant