



OFFICE OF THE PLANNING BOARD

Pembroke Town Hall, 100 Center Street, Pembroke, MA 02359

AGENDA

MONDAY, MARCH 25, 2019, 6:30 PM

- 6:30 Public hearing for proposed zoning bylaw amendment to allow by special permit, throughout the entire town on tracts of land of at least 30 acres, certain age-restricted cluster developments that would contain a higher density of residential dwellings and less restrictive setbacks than is currently allowed in most of the town's zoning districts. The bylaw would require that at least 50% of the tract of land be reserved for open space, conservation, agriculture, recreation, park purposes or some combination thereof.
- 7:30 Public hearing for proposed zoning bylaw amendment to create a new Community Center Redevelopment Overlay District, within which would be allowed by special permit multifamily residential, office, retail, medical, municipal, charitable, educational, restaurant and various other uses, in addition to the uses already allowed in the underlying zoning district. The proposed overlay district would consist of approximately 40 acres located off Center Street south of Town Hall, identified on Assessors' Map D9 as Lot 1, and Assessors' Map C9 as Lots 6, 34, 35, 42 and 46.
- 8:15 Fourteen public hearings, running concurrently, for fourteen proposed zoning bylaw amendments. These zoning bylaw amendments are titled, in the draft warrant for annual town meeting, the legal advertisements, and other documents, as follows:
- Amend Nonresidential Frontage Bylaw
 - Amend Residential-Commercial District, Special Permit Authority
 - Amend Residential-Commercial District, Assisted Living Facilities
 - Typographical Errors
 - Business District B
 - Center Protection District, Assisted Living Facilities
 - Signs, Commercial Addresses
 - Appeals
 - Nonconforming Uses, Building Permits
 - Nonconforming Uses
 - Site Plan Approval, Procedure
 - Special Permits, Procedure
 - Effect of Unfavorable Decisions
 - Use Variance
- 9:00 Review of routine administrative matters, including possible approval and signing of building permits