



PLANNING BOARD

TOWN OF PEMBROKE / PEMBROKE TOWN HALL, 100 CENTER ST., PEMBROKE, MA 02359
REMOTE-VIRTUAL AGENDA / Remote Participation with Zoom Application

AGENDA

MONDAY, AUGUST 10, 2020, 7:00 PM

Participation email at: mheins@townofpembroke.com or phone at: 781-709-1433. The public also has the option to participate interactively through the Zoom software application, if technically feasible; for details about how to participate through Zoom, please email mheins@townofpembroke.com before the meeting.

Pursuant to Governor Baker's March 12, 2020, Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, s.18, and the Governor's March 15, 2020, Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Pembroke Planning Board will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Pembroke website, at <https://www.pembroke-ma.gov/home/news/governors-order-suspending-certain-provisions-open-meeting-law>. For this meeting, members of the public who wish to watch the meeting may do so in the following manner:

TV: Comcast Government channel 15 live at 7:00 pm

Livestream: www.pactv.org/watch/prime, replay within 24 hours www.pactv.org On Demand

No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Pembroke website an audio or video recording, transcript or other comprehensive record of proceedings as soon as possible after the meeting.

- 7:00 Discussion about possible restaurant (sandwich shop) in existing building at 124 Church Street (a.k.a. 117 Old Church Street), and possible vote to waive site plan review or approve as minor modification to existing site plan
- 7:15 Discussion about proposed "IGolf" entertainment facility in existing "Sun & Ski Sports" building at 296 Old Oak Street, which would offer indoor golf, axe throwing, darts and cornhole, with a small bar. Possible vote to waive site plan review or approve as minor modification to existing site plan.
- 7:25 Vote to return remaining balance of escrow account for visual screening for Site Plan #SP7-16 Hobomock Solar Project to applicant and/or developer
- 7:30 Possible vote to approve two proposed signs at 43 Mattakesett Street in Center Protection District
- 7:45 Discussion about possible restaurant and micro-distillery at 300 Center Street (former location of Arrow Restaurant)
- 8:00 Discussion about possible alteration of Site Plan #SP1-09 King's Highway Park (at 242-246 Washington Street) to change use of projected building from commercial to multifamily residential
- 8:10 Review of routine administrative matters, including possible approval and signing of building permits, and possible vote to accept minutes of July 27, 2020
- 8:15 Discussion about possible change of use in existing mixed-use building at 8 Main Street, to convert portion of commercial space into two apartment residential units
- 8:30 **Executive Session pursuant to G.L. c. 30A, Section 21(a) purpose number 3:** "To discuss strategy with respect to...litigation if an open meeting may have a detrimental effect on the...litigating position of the public body and the chair so declares." Specifically, the Board will discuss and take appropriate action with respect to the matter of Town of Pembroke Planning Board, et al. v. Town of Pembroke Board of Zoning and Building Law Appeals, et al., Plymouth County Superior Court Case No. 1983CV00239 regarding Pembroke Center Street, LLC, and the property located at 204 Center Street in Pembroke. Further, the Chair declares that having such discussion in open session would have a detrimental effect on the Planning Board's litigating position.