



## PLANNING BOARD

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

### AGENDA

**MONDAY, MARCH 1, 2021, 7:00 PM**

Participation email at: [mheins@townofpembrokemass.org](mailto:mheins@townofpembrokemass.org) 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@townofpembrokemass.org](mailto:mheins@townofpembrokemass.org) 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 on Comcast Government Channel 15 or via livestream at: <https://www.pactv.org/pactv/towns/pembroke> or [www.pactv.org/pactv/watch/meetings-streamed-live-youtube](https://www.pactv.org/pactv/watch/meetings-streamed-live-youtube).

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. All votes taken will be roll call votes.

- 7:00 Public hearing for proposed Site Plan #SP5-20 Cell Tower at 85 Washington Street, to construct 120-foot cell phone tower of monopole design behind existing building (continued from January 11, 2021, and February 1, 2021)
- 7:45 Eleven public hearings, running concurrently, for eleven proposed zoning bylaw amendments. These zoning bylaw amendments are titled, in the legal advertisements, as follows: Definition: Residential Affordable Housing Development / Industrial District A, Residential Affordable Housing / Industrial District B, Residential Affordable Housing / Residential Affordable Housing, Special Permit / Industrial District A, Prohibition of Houses / Industrial District B, Prohibition of Houses / Industrial District A, Prohibition of Accessory Dwelling Units / Industrial District B, Prohibition of Accessory Dwelling Units / Water Resource and Groundwater Protection District / Kennels / Center Protection District, Mixed-Use (continued from March 16, 2020, April 27, 2020, May 4, 2020, June 8, 2020, July 27, 2020, September 28, 2020, October 19, 2020, December 7, 2020, and February 1, 2021)
- 7:45 Public hearing for proposed zoning bylaw amendment regarding Floodplain Protection Overlay District, to update text and map references to be in accordance with the current requirements of the Federal Emergency Management Agency and Massachusetts Department of Conservation and Recreation
- 8:00 Discussion about possible dog training business at 125 Center Street (lower level of Seven Eleven store)
- 8:10 Discussion with Town Manager about warrant article for master plan funding
- 8:20 Discussion about possible expansion of Lowe's retail store at 108 Old Church Street
- 8:30 Review of routine administrative matters, including possible approval and signing of building permits, and possible vote to accept minutes of February 1, 2021

POSTED 2/25/21, 1:32PM