



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 22, 2021, 7:00 PM

Participation email at: 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 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.

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 #SP1-21 at 715 Washington Street, to construct two-story building with 5,000-square-foot footprint, smaller structures, and parking areas, for industrial use related to lumber and/or wood products
- 7:45 Discussion about, and possible vote to approve, change of use for live entertainment in addition to current uses at iGolf at 296 Old Oak Street
- 8:00 Public hearing for eleven proposed zoning bylaw amendments, Articles 17 through 20 and 22 through 28 in recent draft warrant
- 8:15 Decision regarding which board member will discuss proposed zoning bylaw amendments with Selectboard on April 14
- 8:20 Discussion about, and possible vote to approve, change of use for sand volleyball in addition to current uses at Wolves Den sports complex at 340 Oak Street
- 8:30 Review of routine administrative matters, including possible approval and signing of building permits, and possible vote to accept minutes of March 1, 2021
- 8:35 **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.