



PLANNING BOARD

TOWN OF PEMBROKE / PEMBROKE TOWN HALL, 100 CENTER ST., PEMBROKE, MA 02359

REMOTE-VIRTUAL AGENDA / Remote Participation with Zoom Application

AGENDA

MONDAY, APRIL 12, 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 #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, February 1, 2021, and March 1, 2021)
- 7:40 Discussion about proposed interior construction project to expand existing uses at Soundcheck Studios at 150 Corporate Park Drive, and possible vote to approve as minor modification to existing site plan or to waive site plan review
- 8:00 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 (continued from March 1, 2021)
- 8:10 Public hearing for eleven proposed zoning bylaw amendments, Articles 17 through 20 and 22 through 28 in recent draft warrant (continued from March 22, 2021)
- 8:15 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 (continued from March 22, 2021) **TO BE IMMEDIATELY CONTINUED WITH NO TESTIMONY TAKEN**
- 8:20 Possible vote to extend deadline for completion for Subdivision #1603 Brisan Way Extension
- 8:25 Review of routine administrative matters, including possible approval and signing of building permits, and possible vote to accept minutes of March 22, 2021