

**PEMBROKE PLANNING BOARD MINUTES  
MONDAY, AUGUST 31, 2015**

**PRESENT:** Daniel Taylor (Chairman), Thomas Irving (Clerk), Brian VanRiper, Paul Whitman, Andrew Wandell and Marilyn Zechello.

**PLANS:**

Assisted Living by-law for the Fall Town Meeting

Chairman Daniel Taylor opened the meeting by reading the Chairman's statement.

**ASSISTED LIVING BY-LAW:** The Board reviewed the by-law that was worked on at the meeting of August 24, 2015. A draft copy was reviewed and changes that needed to be made were done. Two by-laws have been worked on for the fall town meeting. One will be the change to the zoning map that will be needed to be made and the other is to add "assisted living" to Industrial A and Industrial B Zoning Districts. Mr. VanRiper explained the four additional lots that will be added to the Industrial B Zoning District Map. After reviewing the first draft, the Board made a few changes and the following draft copy will be submitted to the Board of Selectmen by Friday, September 4, 2015. A public hearing will be held to hear public comments before the fall town meeting.

Article: To see if the Town will vote to amend the Zoning By-laws of the Town of Pembroke to add "**assisted living**" to "Section IV, Use and Dimensional Regulations", Sub-section 5. Industrial District A, and Sub-section 5a., Industrial District B. To amend by adding "assisted living" to "Section II Definitions" and by adding "assisted living" to "Section III Establishment of Districts" Sub-section 5A. Industrial District B.

**SECTION II, DEFINITIONS**

**ADD:** Assisted Living Residence: A building containing dwelling units for persons in need of assistance with activities of daily living and as defined and regulated by M.G.L. ch.19D and 651 CMR 12.00.

**SECTION III, ESTABLISHMENTS OF DISTRICTS, Sub-Section 4. BUSINESS DISTRICT B.**

**TO READ:** K. Church Street: Beginning at Water Street, on both sides, thence easterly to Parcel 28A, as shown on Assessor's Map F15 on the north side and to the interchange at Route 3 on the south side to a depth of 400 feet.

**SECTION III, ESTABLISHMENTS OF DISTRICTS. Sub-section 5A. INDUSTRIAL DISTRICT B.**

**TO READ:** B. An area bounded by Water Street on the north, Route 3 on the east, Church Street and old Church Street on the south, and on the west, to the westerly boundary of Parcel 28 A as shown on Assessor's Map F-15 including Lots 5,6,28, 28A, but excluding all of Lots 3A, 3B, 89, 90, 91, 92 and 87, 88.

**SECTION IV, USE AND DIMENSIONAL REGULATIONS, Sub-section 5. Industrial District A.**

**Modify:** 5.A.3. Business, financial, governmental, insurance, medical, professional, real estate, **assisted living residence**, fitness/health centers, or similar office use, hotel, convention center and their ancillary services.

**Modify:** 5.D.4. Front Yards: All buildings, structures, and paved areas other than parking and access ways shall be set back a minimum of sixty feet from the lot line.

**SECTION IV, USE AND DIMENSIONAL REGULATIONS, Sub-section 5A. Industrial District B.**

**Modify:** \_\_\_\_\_ 5A.A.3. Business, financial, governmental, insurance, medical, professional, real estate, **assisted living residence**, fitness/health centers, or similar office use, hotel, convention center and their ancillary services.

**Modify:** 5A.D.4. Front Yards: All buildings, structures, and paved areas other than parking and access ways shall be set back a minimum of sixty feet from the lot line.  
Or take any other action relative thereto.

Submitted by the Planning Board

**Article:** To see if the town will vote to amend the Pembroke Zoning Map revised June 11, 2014 so as to extend

the Industrial B District on Church Street on the west to include Parcels F15-5, F15-6, F-15 28 and to the westerly boundary of Parcel 28A on Church Street.

Or take any other action relative thereto.

Submitted by the Planning Board

A motion was made and seconded that the Planning Board meeting be adjourned at 8:25 p.m.

The next regular meeting of the Planning Board will be held on Monday, September 14, 2015 at 7:30 p.m.

Respectfully submitted,

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Marilyn A. Zechello – Planning Board Assistant