

**PEMBROKE PLANNING BOARD MINUTES  
MONDAY, MARCH 9, 2015**

**PESENT:** Andrew Wandell (Chairman), Thomas Irving (Vice-Chairman), Rebecca Coletta (Clerk), Daniel Taylor, William McGovern and Marilyn Zechello.

**PLAN:**

Plan #1501 Form A-35 Lake Avenue

Zoning By-law change submitted by petition for Parcel: E10-71A Residential-Commercial District

**MINUTES:** Mr. Taylor moved, seconded by Mr. Irving, "That the Planning Board minutes dated Wednesday, February 11, 2015 are accepted as printed." Voted unanimously

**PLAN #1501 FORM A 35 LAKE AVENUE:** Signed: Mr. McGovern came before the Board with a Form A Plan for 35 Lake Avenue. The plan is done as an 81L division of a parcel with two existing substantial buildings built prior to the adoption of subdivision control law. The following wording was also added to the plan stating: "Planning Board endorsement of this plan indicates only that the plan is not a subdivision under M.G.L. Chapter 41, Section 81L, and does not indicate that the lots are buildable, or that they meet zoning, health, conservation or general bylaw requirements. Planning Board endorsement of this plan is not a determination as to conformance with the town of Pembroke Zoning Bylaws. No determination as to compliance with the zoning bylaw requirement has been made nor can be construed as intended by this endorsement."

Mr. Taylor moved, seconded by Mr. Irving, "That the Planning Board votes to have the Clerk sign Form A Plan #1501 35 Lake Avenue." Voted unanimously

**ZONING BY-LAW CHANGE:** A petition article was received on February 27, 2015 for a zoning by-law change in the residential-commercial district for parcel E10-Lot 71A to amend the Pembroke Zoning Map. A public hearing will be scheduled by the Planning Board on Monday, April 6, 2015 to hear comments and concerns.

A motion was made and seconded that the Planning Board meeting be adjourned at 8:30 p.m.

The next regular meeting of the Board will be held on Monday, March 23, 2015 at 7:30 p.m.

Respectfully submitted,  
Marilyn A. Zechello – Planning Board Assistant