



OFFICE OF THE PLANNING BOARD

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

AGENDA

MONDAY, SEPTEMBER 16, 2019, 6:30 PM

- 6:30 **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.
- 7:00 Public hearing for proposed Site Plan #SP4-19 Valley Street Solar Project, to construct a large-scale ground-mounted solar facility of 26.15 acres on the property at 221 Valley Street (Residence District A) (continued from June 24, 2019, and August 12, 2019)
- 7:10 Discussion about, and possible vote on, decision granting site plan approval for recently approved Site Plan #SP5-19 Herring Brook Solar Project (Residence District A and Business District B). Also possible discussion regarding specific conditions in decision granting site plan approval, and regarding form and amount of required financial surety to cover decommissioning cost.
- 7:45 Public hearing for proposed Site Plan #SP2-19 at 171 Mattakeesett Street, to construct three new 7,000-square-foot buildings of warehouse, storage and/or industrial use, and to construct new parking areas, behind two existing buildings (Business District A and Water Resource and Groundwater Protection Overlay District) (Continued from February 25, 2019, March 18, 2019, April 8, 2019, May 20, 2019, June 17, 2019, July 22, 2019, and August 26, 2019)
- 8:15 Discussion about possible boat repair business to occupy portion of building and site at 520 Washington Street (Residential-Commercial District)
- 8:30 Discussion about ongoing construction of Site Plan #SP2-17 at 260-280 Oak Street, possible decision to approve proposed changes to access drive as minor modification, and possible decision to support issuing certificate of occupancy (Industrial District A)
- 9:00 Review of routine administrative matters, including possible approval and signing of building permits

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