



PLANNING BOARD

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

REMOTE-VIRTUAL AGENDA / Remote Participation with Zoom Application

AGENDA

MONDAY, SEPTEMBER 28, 2020, 7:00 PM

Participation email at: mheins@townofpembroke.mass.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@townofpembroke.mass.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 in the following manner:

TV: Comcast Government channel 15 live at 7:00 pm

Livestream: www.pactv.org/watch/prime, replay within 24 hours www.pactv.org On Demand

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.

- 7:00 Eleven public hearings, running concurrently, for eleven proposed zoning bylaw amendments. These zoning bylaw amendments are titled, in the legal advertisements, as follows: Definition: Residential Affordable Housing Development / Industrial District A, Residential Affordable Housing / Industrial District B, Residential Affordable Housing / Residential Affordable Housing, Special Permit / Industrial District A, Prohibition of Houses / Industrial District B, Prohibition of Houses / Industrial District A, Prohibition of Accessory Dwelling Units / Industrial District B, Prohibition of Accessory Dwelling Units / Water Resource and Groundwater Protection District / Kennels / Center Protection District, Mixed-Use (continued from March 16, 2020, April 27, 2020, May 4, 2020, June 8, 2020, and July 27, 2020)
- 7:15 Public hearing for proposed Site Plan #SP3-20 at 43 Mattakeesett Street, consisting of new building primarily for storage of boats and possibly also containing other types of storage and office space (continued from August 24, 2020, and September 14, 2020)
- 8:00 Review of routine administrative matters, including possible approval and signing of building permits, and possible vote to accept minutes of September 14, 2020, and minutes of September 20, 2020 (site walk)
- 8:15 Public hearing for proposed amendment (major modification) to Site Plan #SP2-17 at 260-280 Oak Street, to build two industrial buildings totaling 20,000 square feet of modular units occupied by multiple users. The amendment makes various changes, especially regarding the access drive, parking areas, drainage system, landscaping, grading, fencing, retaining walls, vegetation, building interiors, and building entrances. (continued from December 16, 2019, January 27, 2020, February 24, 2020, March 9, 2020, March 16, 2020, April 27, 2020, May 18, 2020, and July 27, 2020)