



OFFICE OF THE PLANNING BOARD

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

**AGENDA**

**MONDAY, MARCH 16, 2020, 6:30 PM**

- 6:30 Twelve public hearings, running concurrently, for twelve 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
  - Flood Plain District
  - 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
- 7:45 Review of routine administrative matters, including possible approval and signing of building permits, and possible vote to accept minutes of February 24, 2020
- 8:00 Public hearing for proposed Subdivision #2001 Old Cart Path Lane Extension, to consist of three new single-family houses, one existing single-family house, and a new cul-de-sac road, at 70 Old Cart Path Lane (Residence District A) (continued from February 10, 2020, and March 9, 2020)
- 8:20 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. (Industrial District A and Medical Marijuana Overlay District) (continued from December 16, 2019, January 27, 2020, February 24, 2020, and March 9, 2020)
- 8:40 Possible votes to waive requirements for site plan review and architectural review, and to approve signage and exterior building finish, for proposed modifications to building exterior and signage of Dunkin' Donuts at 152 Center Street (Center Protection District)
- 8:50 Possible decision to sign release of six lots, and possible vote to extend deadline for completion, for Brisau Way Extension Subdivision #1603 (Residence District A and Residential-Commercial District)
- 9:00 Discussion about possible kennel facility at 256 Church Street (Business District B) or at 193 Center Street (Center Protection District)