



## PLANNING BOARD

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

REMOTE-VIRTUAL AGENDA / Remote Participation with Zoom Software Application

### AGENDA

**MONDAY, DECEMBER 20, 2021, 7:00 PM**

Participation email at [mheins@townofpembroke.com](mailto:mheins@townofpembroke.com) 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.com](mailto:mheins@townofpembroke.com) 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 on Comcast Government Channel 15 or via livestream at <https://www.youtube.com/channel/UCqEQZAxrQLzRPWONMRH5NQ> (also accessible through <https://www.pactv.org/pactv/towns/pembroke> or <https://www.pactv.org/pactv/watch/meetings-streamed-live-youtube>).

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. All votes taken will be roll call votes.

- 7:00 Public hearing for proposed Site Plan #SP2-21 at 715 Washington Street, to construct building with a footprint of 10,000 square feet containing contractors' units
- 7:30 Public hearing for proposed Site Plan #SP5-20 Cell Tower at 85 Washington Street, to construct 120-foot cell phone tower of monopole design behind existing building (continued from January 11, 2021, February 1, 2021, March 1, 2021, April 12, 2021, May 10, 2021, June 14, 2021, July 12, 2021, July 26, 2021, September 13, 2021, and October 25, 2021)
- 8:00 Discussion about proposed butcher-deli and small grocery store in existing building at 256 Church Street, and possible vote to approve as minor modification to existing site plan
- 8:20 Vote whether to submit warrant article for annual town meeting regarding Lisa's Lane (Subdivision #1802) road acceptance
- 8:30 Discussion about proposed new Community Center Building at 128 Center Street
- 8:50 Votes whether to extend deadlines for completion for Site Plan #SP1-09 King's Highway Park and Site Plan #SP7-19 Camp Pembroke Yurt Village
- 8:55 Votes whether to return remaining balances in engineering review accounts for Site Plan #SP4-19 Valley Street Solar Project, Site Plan #SP5-16 Arrow Restaurant at 300 Center Street, and Site Plan #SP6-16 Warehouse Expansion at 56 Pembroke Woods Drive
- 9:00 Possible reorganization of the Planning Board
- 9:15 Review of routine administrative matters, including possible approval and signing of building permits, and possible vote to accept minutes of November 15, 2021

**Posted 12-16-21 at 8:55 am**