



## 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, FEBRUARY 14, 2022, 7:00 PM

Participation email at [mheins@townofpembrokemass.org](mailto:mheins@townofpembrokemass.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@townofpembrokemass.org](mailto:mheins@townofpembrokemass.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 Chapter 20 of the Acts of 2021, 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>. Members of the public who wish to watch the meeting may do so on Comcast Government Channel 15 or via livestream through links accessible at <https://www.pactv.org/pactv/towns/pembroke> or [www.pactv.org/pactv/watch/meetings-streamed-live-youtube](http://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 Discussion about proposed expansion of Somewhere Else Tavern restaurant at 65 School Street to provide outdoor seating within tent-like structure, and possible vote to approve as minor modification to existing site plan
- 7:15 Discussion about proposed Site Plan #SP2-21 at 715 Washington Street to construct building with a footprint of 10,000 square feet containing contractors' units (for which public hearing has ended), and possible vote to approve or deny site plan application
- 7:30 Discussion about proposed expansion of existing mixed-use building at 217 Water Street, containing Dream Kitchens and More, which would add second floor to increase residential square footage
- 7:55 Vote whether to return remaining engineering review account balance for Site Plan #SP1-20 at 50 Mattakesett Street to applicant
- 8:00 Discussion about possible road improvements to Thrasher Avenue (a.k.a. Thrasher Street) and/or Pine Street in order to meet adequacy of way requirements
- 8:15 Discussion about possible "friendly" 40b housing project at 52-54 Plain Street
- 8:25 Review of routine administrative matters, including possible approval and signing of building permits, and possible vote to accept minutes of January 24, 2022
- 8:30 **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.

Posted online 2-10-22 at 10:15 am