



PLANNING BOARD  
TOWN OF PEMBROKE

**AGENDA**

**Monday, September 12, 2022, at 7:00 pm**

**Room 6 (Veterans Hall), Pembroke Town Hall, 100 Center St., Pembroke, MA 02359**

- 7:00 Discussion about construction progress of Subdivision #0408 Stone Meadow Farm, and possible vote to return project's road bond account
- 7:20 Possible discussion about proposed amendments to Pembroke zoning bylaws, and possible vote to delay passage of some or all proposed zoning bylaw amendments to annual (spring) town meeting
- 7:30 Public hearings (running concurrently) for Site Plan #SP3-22 and Special Permit for Country Club Cluster Housing Development, to construct an Age-Qualified Cluster Development consisting of 172 residential units (mostly single-family houses), access drives and interior roads, modifications to existing golf course, extensive landscaping, stormwater drainage system, wastewater treatment plant, and other alterations on a property of about 244 acres located near West Elm Street and Dwelley Street (its official address being 94 West Elm Street)
- 8:30 Discussion and possible vote regarding covenant release for property at 18 Victoria Lane (Lot 23 of Subdivision #8503 Crossroads at Pembroke), which apparently was not properly released during original construction
- 8:45 Review of routine administrative matters, including possible approval and signing of building permits, and possible vote to accept minutes of August 22, 2022, and August 27, 2022 (site walk)

**Posted online 9-8-22 at 12:55 pm**