



PLANNING BOARD  
TOWN OF PEMBROKE

**AGENDA**

**Monday, November 14, 2022, at 7:00 pm**

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

- 7:00 Discussion about engineering review account and other financial accounts for Subdivision #0408 Stone Meadow Farm
- 7:05 Discussion about possible remaining construction issues with Site Plan #SP5-19 Herring Brook Solar Project
- 7:10 Review of routine administrative matters, including possible vote to accept minutes of October 24, 2022
- 7:15 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) (continued from September 12, 2022, and October 24, 2022)
- 8:15 Public hearing per judicial remand order for Site Plan #SP2-17 at 260-280 Oak Street, consisting of two industrial and/or commercial buildings totaling 20,000 square feet and mostly already built (continued from October 24, 2022)
- 8:45 Discussion with consultant about process of creating new master plan for Pembroke, and possible vote to establish Master Plan Committee

**Posted online 11-10-22 at 9:05 am**