



PLANNING BOARD
TOWN OF PEMBROKE
AGENDA - AMENDED

Monday, January 30, 2023, at 7:00 pm

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

- 7:00 Discussion about and vote whether to endorse (i.e., approve) Approval Not Required Subdivision (Form A) application for properties at 210, 216 and 0 West Elm Street (Assessors' Map B12, Lots 8A, 61H1 and 61H2)
- 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, October 24, 2022, and November 14, 2022)
- 8:15 Discussion about and votes to appoint members of new Master Plan Steering Committee, whose purpose is to oversee and guide creation of master plan document for Pembroke
- 8:30 Discussion about anticipated amendment to Pembroke zoning bylaws to allow higher density of multifamily housing, to conform with new "MBTA Communities" state law
- 8:45 Review of routine administrative matters and vote to accept minutes of January 9, 2023

Posted online 1-26-23 at 4:20 pm