



PLANNING BOARD  
TOWN OF PEMBROKE

**AGENDA**

**Monday, May 22, 2023, at 7:00 pm**

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

- 7:00 Reorganization of the Planning Board
- 7:15 Public hearings (running concurrently) for proposed 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, November 14, 2022, January 30, 2023, and March 27, 2023) **TO BE IMMEDIATELY CONTINUED TO A FUTURE DATE, WITH NO DISCUSSION OR TESTIMONY AT THIS TIME**
- 7:20 Public hearing for proposed Site Plan #SP4-23 and Special Permit at 74 and 0 Congress Street, to construct multifamily residential project of eleven units (continued from May 1, 2023)
- 7:50 Signing by board members of form stating notices of public hearing were mailed and legal advertisements were published for zoning bylaw amendment
- 7:55 Review of routine administrative matters and possible vote to accept minutes of recent board meeting(s)
- 8:00 Discussion about Subdivision #1701 Bristol Estates, eventual release of road bond funds, and possible future road acceptance

**Posted online 5-18-23 at 10:15 am**