



PLANNING BOARD
TOWN OF PEMBROKE

AGENDA

Monday, August 7, 2023, at 7:00 pm

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

- 7:00 Public hearing for proposed Site Plan #SP5-23 at 33 Riverside Drive, to construct 45,000-square-foot one-story building for industrial and/or warehouse uses (continued from July 17, 2023)
- 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, March 27, 2023, and May 22, 2023) **TO BE IMMEDIATELY CONTINUED TO A FUTURE DATE, WITH NO DISCUSSION OR TESTIMONY AT THIS TIME**
- 7:25 Discussion about possible modifications to approved design (not yet built, but previously approved by remand order) that would construct two new buildings to expand the Site Plan at 204 Center Street also known as Pembroke Village (originally Zoning Board of Appeals Case #89-04 and later Zoning Board of Appeals Case #13-22)
- 7:40 Discussion about MBTA Communities zoning bylaw amendment
- 7:50 Review of routine administrative matters and possible vote to accept minutes of recent board meeting(s)

Posted online 8-3-23 at 11:00 am