



PLANNING BOARD
TOWN OF PEMBROKE

AGENDA

Monday, September 18, 2023, at 7:00 pm

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

- 7:00 Vote whether to extend Site Plan Approval expiration date for Site Plan #SP6-19 at 345 Oak Street
- 7:05 Discussion about proposed modifications to approved design (not yet built, but previously approved by remand order) that would construct two new buildings to expand 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)
- 7:15 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, May 22, 2023, and August 7, 2023)
- 8:15 Discussion about, and possible vote whether to approve, proposed signage at 166 Center Street in Center Protection District
- 8:30 Discussion about, and possible vote whether to endorse (i.e., approve), Approval Not Required Plan (Form A) for property at 345 Pleasant Street (Assessors Map F11, Lot 13)
- 8:40 Review of routine administrative matters and possible vote to accept minutes of recent board meeting(s)

Posted online 9-14-23 at 11:55 am