



PLANNING BOARD  
TOWN OF PEMBROKE

**AGENDA**

**Monday, November 13, 2023, at 7:00 pm**

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

7:00 #SP4-23 74 AND 0 Congress Street discussion on relocating the leaching field to its original location.

7:15 #SP3-22 Country club cluster housing public hearing (continued).

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, August 7, 2023, and September 18, 2023). **TO BE IMMEDIATELY CONTINUED TO A FUTURE DATE, WITH NO DISCUSSION OR TESTIMONY AT THIS TIME, APART FROM A VOTE TO EXTEND THE DECISION DEADLINE.**

7:20 Informal meeting regarding Pembroke Historical Society fundraiser project.

7:40 Review of routine administrative matters and possible vote to accept minutes of recent board meeting (s).

- Discussion on defining Planning Board's process for when a developer requests a roadway acceptance article for town meeting.

8:00 Public hearing on the application of Adventures Unlimited LLC, requesting approval of a proposed Rescission for Subdivision #1801 Dominic's Way. The purpose of the Rescission is to merge an unbuilt three-lot subdivision and unbuilt cul-de-sac road into one property. There is an existing house on one of the lots. The property after the merger would be about 3.76 acres in size. The property is located at 7, 10 and 17 Dominic's Way (also known as 56 Gorham Avenue), Pembroke, MA 02359, in the Residential A District, as shown on Assessors' Map A6, Lot 251B, Map A6, Lot 251A, and Map A6, Lot 251.

Posted online 11-8-2023 at 4:30pm

