



PLANNING BOARD AGENDA

Monday, December 4, 2023, at 7:00 pm

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

- 7:00 Discussion on the possibility of relaxing marijuana use (sale, growing, etc.) regulations with Kiowe Smith.
- 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, September 18, 2023 and November 13, 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 #2304-Discussion about and vote whether to endorse Approval Not Required (Form A) application for property at 15 Equestrian Way (Assessors' Map C10, Lot 46F). Land swap with 27 Pheasant Lane (Assessors' Map C10, Lot 16).
- 7:35 Review of routine administrative matters and possible vote to accept minutes of recent board meeting(s):
- Mr. Wandell would like to discuss Article 12 Zoning Bylaw Amendment

Posted online 11.30.23 @3:00pm