



PLANNING BOARD  
TOWN OF PEMBROKE  
**AGENDA-AMENDED**

**Monday, January 29, 2024, at 7:00 pm**

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

7:00 Informal discussion with Frank Sullivan and John Slauson regarding Tomasi Nursery located at 299 Oak Street. Slight modifications inside the facility and selling sheds on existing property.

7:15 Informal discussion on signage for SP2-23 Self-Storage facility on Old Church Street. Decision documents state all signage must be submitted to the Board and approved by the Board.

7:20 Vote whether to return amount of \$3,185.44 in engineering review account for SP5-20 Cell Tower on 85 Washington Street to original applicant.

7:25 Review of routine administrative matters and possible vote to accept minutes of recent board meeting(s):

\*7:30 #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 Housing2023,elopment, 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, November 13, 2023, December 4, 2023 and December 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.**

\*7:35 Discussion and update with the Master Plan Committee.

