



PLANNING BOARD

TOWN OF PEMBROKE / PEMBROKE TOWN HALL, 100 CENTER ST., PEMBROKE, MA 02359

REMOTE-VIRTUAL AGENDA / Remote Participation with Zoom Application

AGENDA - AMENDED / MONDAY, APRIL 27, 2020, 6:30 PM (TV Broadcast and Livestream Starts at 7:00 pm)

Participation email at: selectmen@townofpembrokemass.org or phone at: 781-293-3844 (after 7:00 pm)

Pursuant to Governor Baker's March 12, 2020, Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, s.18, and the Governor's March 15, 2020, Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Pembroke Planning Board will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Pembroke website, at <https://www.pembroke-ma.gov/home/news/governors-order-suspending-certain-provisions-open-meeting-law>. For this meeting, members of the public who wish to watch the meeting may do so in the following manner:

TV: Comcast Government channel 15 live at 7:00 pm

Livestream: www.pactv.org/watch/prime, replay within 24 hours www.pactv.org On Demand

No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Pembroke website an audio or video recording, transcript or other comprehensive record of proceedings as soon as possible after the meeting.

This meeting of the Pembroke Planning Board was continued from March 16, 2020, to April 27, 2020.

The first 30 minutes of the meeting, from 6:30 pm to 7:00 pm, will be for the sole purpose of continuing the public hearings for the proposed zoning bylaw amendments. The first 30 minutes shall not be broadcast on TV or livestreamed. Beginning at 7:00 pm, the meeting shall be broadcast on TV and livestreamed.

- 6:30 Twelve public hearings, running concurrently, for twelve proposed zoning bylaw amendments. **ALL TWELVE PUBLIC HEARINGS TO BE IMMEDIATELY CONTINUED TO 7:30 PM.**
- 7:00 Review of routine administrative matters, including possible approval and signing of building permits, and possible vote to accept minutes of February 24, 2020 and March 23, 2020
- 7:30 Twelve public hearings, running concurrently, for twelve proposed zoning bylaw amendments. These zoning bylaw amendments are titled, in the legal advertisements, as follows: Definition: Residential Affordable Housing Development / Industrial District A, Residential Affordable Housing / Industrial District B, Residential Affordable Housing / Residential Affordable Housing, Special Permit / Flood Plain District / Industrial District A, Prohibition of Houses / Industrial District B, Prohibition of Houses / Industrial District A, Prohibition of Accessory Dwelling Units / Industrial District B, Prohibition of Accessory Dwelling Units / Water Resource and Groundwater Protection District / Kennels / Center Protection District, Mixed-Use
- 8:00 Public hearing for proposed Subdivision #2001 Old Cart Path Lane Extension, to consist of three new single-family houses, one existing single-family house, and a new cul-de-sac road, at 70 Old Cart Path Lane (Residence District A) (continued from February 10, 2020, and March 9, 2020) **TO BE IMMEDIATELY CONTINUED WITH NO TESTIMONY TAKEN**
- 8:05 Discussion about Chapter 91 Waterways application (to Dept. of Environmental Protection) for property at 2 Washington Street, and possible vote to authorize signing of Form H. Municipal Planning Board Notification
- 8:20 Public hearing for proposed amendment (major modification) to Site Plan #SP2-17 at 260-280 Oak Street, to build two industrial buildings totaling 20,000 square feet of modular units occupied by multiple users. The amendment makes various changes, especially regarding the access drive, parking areas, drainage system, landscaping, grading, fencing, retaining walls, vegetation, building interiors, and building entrances. (Industrial District A and Medical Marijuana Overlay District) (continued from December 16, 2019, January 27, 2020, February 24, 2020, and March 9, 2020) **TO BE IMMEDIATELY CONTINUED WITH NO TESTIMONY TAKEN**
- 8:25 Possible vote to extend deadline for completion, for Brisau Way Extension Subdivision #1603 (Residence District A and Residential-Commercial District)