



OFFICE OF THE PLANNING BOARD

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

**AGENDA**

**MONDAY, APRIL 8, 2019, 6:00 PM**

- 6:00 Public hearing for proposed zoning bylaw amendment to allow by special permit, throughout the entire town on tracts of land of at least 30 acres, certain age-restricted cluster developments that would contain a higher density of residential dwellings and less restrictive setbacks than is currently allowed in most of the town's zoning districts. The bylaw would require that at least 50% of the tract of land be reserved for open space, conservation, agriculture, recreation, park purposes or some combination thereof. (Continued from April 1, 2019, and March 25, 2019)
- 6:30 Discussion about, and possible decision to endorse (i.e., approve), Approval Not Required Subdivision Form A which would modify previously approved Subdivision #1802 Libby's Lane at 37-45 Taylor Street, to be renamed Lisa's Lane, and also modify property at 45 Taylor Street (Residence District A)
- 6:40 Review of application for Preliminary Subdivision entitled Tree Stand Woods, located off High Street and with access through 385 High Street, also bordering Forest Street (Residence District A)
- 7:00 Public hearing for proposed Site Plan #SP1-19 at 50 Mattakeesett Street, consisting of two new buildings of self-storage units behind existing building (Center Protection District, Residence District A, and Water Resource and Groundwater Protection District) (Continued from March 11, 2019, and February 11, 2019)
- 7:30 Discussion about proposed alterations to stormwater system and topography at previously approved Site Plan #SP4-16 Bridges at Pembroke, and possible decision to approve as minor modification to Site Plan (Industrial District B)
- 8:00 Discussion about development and subdivision options for property at 200 Valley Street (Residence District A)
- 8:15 Public hearing for proposed Site Plan #SP2-19 at 171 Mattakeesett Street, to construct three new 7,000-square-foot buildings of warehouse, storage and/or industrial use, and to construct new parking areas, behind two existing buildings (Business District A and Water Resource and Groundwater Protection Overlay District) (Continued from March 18, 2019, and February 25, 2019)
- 8:45 Fourteen public hearings, running concurrently, for fourteen proposed zoning bylaw amendments. These zoning bylaw amendments are titled, in the draft warrant for annual town meeting, the legal advertisements, and other documents, as follows: Amend Nonresidential Frontage Bylaw; Amend Residential-Commercial District, Special Permit Authority; Amend Residential-Commercial District, Assisted Living Facilities; Typographical Errors; Business District B; Center Protection District, Assisted Living Facilities; Signs, Commercial Addresses; Appeals; Nonconforming Uses, Building Permits; Nonconforming Uses; Site Plan Approval, Procedure; Special Permits, Procedure; Effect of Unfavorable Decisions; and Use Variance. (Continued from March 25, 2019)
- 9:15 Review of routine administrative matters, including possible approval and signing of building permits