

**Pembroke Planning Board
Meeting Agenda**

**Tuesday, August 26, 2008
7:00 PM at the Pembroke Town Hall**

1. Attendance

Old Business

- 2. Major Subdivision Approval Status. Pembroke 600. Case #04-13.** Map 634, Lot 47 located in the Soucook River Development District, Aquifer Conservation District, Shoreland Protection District, Floodplain Development District, Architectural Design/Home Business District, and Wetlands Protection District at 600 Pembroke Street on US Route 3 and NH 106. The Planning Board extension of the subdivision approval for Pembroke 600 expires on June 24, 2008 and the Sewer Commission extension of the permit approval for capacity expires on June 20, 2008. *Public hearing closed. Monthly progress report submitted. Revised plans due 8/26 or no further extension to 10/28/08 granted.*
- 3. Minor Subdivision Application. Borough Road. Case #08-05.** Map 561, Lot 45 located in the Rural/Agricultural Residential (R3) District, Commercial/Light Industrial (C1) District, Aquifer Conservation (AC) Overlay District, and Wetlands Protection (WP) Overlay District at 504-512 Borough Road. The applicant, Keach-Nordstrom Associates, Inc., on behalf of owner Peter Spiewak, is proposing to subdivide the property into three lots, which will be two house lots and one remainder lot. *Application not yet accepted as complete. Continued from previous meeting for site walk, held on 8/12.*

New Business

- 4. Minor Site Plan Application. HP Fairfield. Case #08-106.** Map 632, Lot 16 located in the Commercial/Light Industrial (C1) District and Aquifer Conservation (AC) District Overlay at 94 Sheep Davis Road. The applicant, Howard P. Fairfield, LLC, is proposing to construct a 30'x60' dry storage accessory building on the site to shelter existing equipment.
- 5. Minor Site Plan Application. Beacon Landing. Case #08-107.** Map 561, Lot 6 located in the Commercial/Light Industrial (C1) District and Aquifer Conservation (AC) District Overlay at 79 Sheep Davis Road. The applicant, Community Services Council of New Hampshire, is seeking retroactive site plan approval for a change of use from an office to an adult day program for people with memory impairment.
- 6. Minor Subdivision Application. Saltmarsh. Case #08-06.** Map 262, Lot 36 located in the Rural/Agricultural Residential (R3) District and the Wetlands Protection (WP) District Overlay at 485 Fourth Range Road. The applicant, JE Belanger Land Surveying, PLLC, on behalf of owners Warren and Judith Saltmarsh, is proposing to subdivide the 30.97 acre property to create one additional house lot.

7. **Public Hearing to Adopt Revised Driveway Regulations**
8. **Public Hearing to Adopt Active and Substantial Development and Substantial Completion Subdivision Regulations**
9. **Public Hearing to Adopt Active and Substantial Development and Substantial Completion Site Plan Review Regulations**

Minutes

10. **Review and Approve Meeting Minutes of August 12, 2008**

Miscellaneous

11. **Open Space/Growth Management Consultant Discussion and Selection**
12. **CTAP Impact Fee Workshop Date and Time Selection**
13. **Correspondence**
14. **Committee Reports**
15. **Other Business**

Adjournment

*No new business will be taken up after 10pm unless agreed to by the Planning Board.
Any remaining items will be placed on the agenda for the next regular Planning Board meeting.
Information pertaining to any item on the agenda is available for public review by contacting the Town Planner
at Town Hall during normal business hours or by calling for information at 485-4747.*