

**Pembroke Planning Board Agenda
Tuesday, January 9, 2006
7pm Pembroke Town Hall**

Attendance

Public Hearing - 2007 Town Meeting Warrant Articles – Planning Board Proposed

§143-72 (D) Wetlands Protection District

Amendment would add a provision that no structure shall be located closer than 20' measured horizontally from any wetland and that wetlands buffer markers shall be placed every 25 feet along the perimeter of a delineated 20 foot wetland buffer

§143-8 Definitions

Amendment would delete the definition of Manufacture Housing Subdivision

§143-44 Agricultural Retail Outlets – (B) Farm Stand (Roadside Stand)

Amendment would remove the requirement for site plan review by the Planning Board and only require a Special Use Permit if they operate more than 4 months out of the year or they will be defined as a Temporary Agricultural Retail Outlet; changes the requirement that setbacks shall be set back 15 feet, not 30 feet, from abutting ROW lines; remove the restriction on the average yearly dollar of products purchased and resold; and amend the restriction that over 35% (currently 50%) of the products sold must be grown on site

§ 143-25 Licensing

Amendment would delete this section from the Zoning Ordinance and delete the references to the licensing requirement from §143-32K, §143-34A, §143-34B(10), §143-34B(11), and §143-42A.

§143-19 Table of Dimensional Regulations

Community Facilities - Amendment removes from the Table of Dimensional Regulations (1) public parks, conservation area and open spaces, including areas for passive recreation and (2) town buildings, fire stations, police stations, public libraries, and town equipment garages because it is not necessary

Residential Use – Amendment removes (4) Planned Residential Development and (5) Rural Cluster Open Space Development from the Table of Dimensional Requirements and adds Open Space Subdivision as a permitted use in all districts except B2 and C1; adds (7) Manufactured Housing Parks as a permitted use in the R1 district; and (8) removes Manufactured Housing Subdivisions as an allowed use

*No new business will be taken up after 10pm unless agreed to by the Planning Board.
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Agricultural - Amendment allows agricultural retail outlets to be a permitted use in all Zoning Districts except B2; removes temporary agricultural retail outlets from the table of dimensional regulations; allows by right the raising and/or keeping of livestock, horses, poultry, sheep, swine, or other farm animals for personal use in all districts except B2 and C1; and allows by Special Exception the raising and/or keeping of livestock, horses, poultry, sheep, swine, or other farm animals for commercial use in all districts except B2 and C1

Retail and Service – Amendment allow day care, preschools, and kindergarten as a permitted use, as opposed to a special exception, in all zoning districts except B1

§143-38 Private Day Care, Preschool, or Kindergarten

Amendment removes the distinction of Private day care from other forms of day care; adds preschool to the ordinance; removes the outside play area space requirement; removes the requirement for parking areas to be screened; removes the reference to accessory use or principal use of a structure by a day care or kindergarten; removes the provision for signage; removes the requirement for licensing; and clarifies that accessory uses shall follow §143-18 and only require a special exception and that principal uses require site plan review.

Article XVII Growth Management Ordinance

Amendment would delete the article from the Zoning Ordinance

Article X Cluster Subdivision

Proposal is to replace the current Article X Cluster Subdivision Provision with the proposed Article X Open Space Subdivision Ordinance. The following is a summary of provisions in the proposed Open Space Subdivision Ordinance.

- 1) Clearly define the purpose of the Ordinance
- 2) Does not allow for more residential units that would be allowed under a conventional development
- 3) Allows for flexibility in lot size with lots as small as 20,000 sqft in the R1, B1, and LO districts and 40,000sqft in the R3 district if on individual septic systems
- 4) Allows for flexibility on lot frontages and for front, side, and rear setbacks
- 5) Describes the requirements of the perimeter buffer and the conceptual long range development plan
- 6) Outlines the requirement for 40% of the parcel to be set aside for permanent open space, the type and location of the open space, and how it is to be managed.

Vacant Member Positions

Correspondence

Miscellaneous

Adjournment

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