

Pembroke Planning Board
Meeting Agenda
Tuesday, January 10, 2006
6:30pm Pembroke Town Hall

Attendance

PlanNH Application Presentation by Economic Development Committee

Conceptual Site Plan Review

Map VE Lot 178 (112 Pembroke Street), Robert and Bonnie Blazon. The owners propose to add 1824 sqft to an existing garage.

Meeting Minutes –December 13, 2005 Meeting

Public Hearings - 2006 Town Meeting Warrant Articles

§143-21 Table of Dimensional and Density Regulations

- Note 3 to be revised

§143-8 Definitions

- Revised definitions for Dwelling, Multifamily; Dwelling, Two-Family; Dwelling Unit; and Street
- New definitions for Dwelling, Single-Family Detached and Class VI Roads

§143-103 Lot of Record

- 143-103(C) to be revised

Article XVII, Town of Pembroke Growth Management Ordinance

- 143-131 to expand the Authority and Purpose Section
- Added a section on “Applicability” to clarify that this Ordinance is only for residential development and building permits; that one building permits is required for each dwelling unit; and to provide an exemption for qualified elderly affordable housing.
- 143-133 to replace the lottery system with a first-come first-served basis for the distribution of building permits and to clarify the transferability and time limits on the building permits.
- 143-135 to give the authority over administrative procedures to the Planning Board
- 143-136 Subdivisions: (A) to add “ 20 total” before lots and units; (B) revise to include municipal water; add a section allowing a for the phasing of developments larger than 5 total lots/dwelling units at the time of submission
- 143-137 to replace “conflicting” with “less stringent”

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.

§143-68 Aquifer Conservation (AC) District

- 143-68(B) to be amended to change the district boundaries and base map
- 143-68(C) to be amended to allow the Planning Board to dispute the boundary of the District
- 143-68(D) Add “13. Commercial and Industrial vehicle maintenance as a principal use”

Old Business – Continued from 11/8/05 Planning Board meeting

Discussion with Land Owner on Use of Property

John Rymes, 706 Keith Avenue (Map 632 Lot 8-101)

Commercial/Light Industrial & Aquifer Conservation Overlay Districts

New Business

- 1) Deeds for Roads and Easements to Town – Approve Model Templates
- 2) 2005 Planning Board Accomplishments
- 3) 2006 Planning Board Work Plan
- 4) 2005 Town Report
- 5) Board Member Binder

General Correspondence

- OEP “Save the Date” Conference Reminder
- NH DES Land Resource Management Workshop

Adjournment

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.