

Pembroke Planning Board Agenda
Tuesday, January 23, 2006
7pm Pembroke Town Hall

Attendance

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

§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.

§143-19 Table of Dimensional Regulations

Community Facilities - Amendment adds language to (7) that town buildings, fire stations, police stations, public libraries, and town equipment garages are allowed in all Zoning Districts as long as the facilities are in compliance with Article IX Overlay Districts.

Residential Use – Amendment restores (4) Planned Residential Development and (5) Rural Cluster Open Space Development from the Table of Dimensional Requirements and deletes Open Space Subdivision from the Table of Uses

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

§143-33 Manufactured Housing Subdivision

Amendment restores the current section 143-33 in the Zoning Ordinance

§143-8 Definitions

Amendment retains the name cluster residential subdivision, replaces “bulk” with “dimensional”, replaces “active” with “passive”, and retains the reference to cluster subdivision

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Any remaining items will be placed on the agenda for the next regular Planning Board meeting.
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Director at Town Hall during normal business hours or by calling for information at 485-4747.*

Public Hearings – Continued Applications

Major Site Plan Application. Case #06-107. Map 561 Lot 6-1, located at 91 Sheep Davis Road in the Commercial (C1) Zoning District. The applicant, Robert Peterson of REP Enterprises, on behalf of Real Estate Unlimited, Inc., propose to use the site for the retail sales of utility trailers and accessories. Proposed physical improvements to the site include a 40' x 52' expansion of the building, the relocation of the Borough Road Driveway, instillation of a new sign, and the expansion of the parking area.

Major Subdivision Application. Case #06-07. Map 937 Lot 7, located at 424 North Pembroke Road in the Rural/Agricultural Residential (R3) Zoning District. The applicant, Stephen Cormier, proposes to develop the parcel as an Open Space Subdivision with 11 single-family residential lots, a new cul-de-sac road, and 31.6 acres of open space. The house lots will be served by individual private septic systems and a private community water system.

Public Hearings – New Applications

Major Subdivision Application Design Review. Case #DR07-01. Map 264 Lot 64, located at 307-323 Third Range Road in the Rural/Agricultural Residential (R3) and the Medium Density Residential (R1) Zoning Districts. The property owner, Eight Thumbs, LLC, is conceptually proposing to upgrade Third Range Road from a Class VI to a Class V Road from the intersection of Church Road and Third Range Road continuing along the length of the parcel, which would allow for the development of the lot. The property owner is also conceptually proposing to build a new cul-de-sac road and subdivide the parcel into eight single-family residential lots.

Conceptual Consultations

Major Site Plan for Map 632 Lot 18-5 located on Riverwood Drive in the Commercial/Light Industrial (C1) and the Aquifer Conservation Zoning Districts. The applicants representative Jeff Lewis, Northpoint Engineering, on behalf Gladstone Brothers Construction (applicant) and Riverwood Commercial Properties (owner) are proposing a Planned Industrial Development with 4 buildings housing a total of 30 light industrial users. Each unit contains a 300sqft office area and a 900 sqft warehouse area.

Meeting Minutes

- November 28, 2006
- December 19, 2006
- January 9, 2007

Vacant Member Positions

- Planning Board rep. to Conservation Commission
- Alternate Member Position
- BOS Alternate Member

Correspondence

Miscellaneous

Adjournment

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