

**Pembroke Planning Board
Meeting Agenda
Tuesday, January 24, 2006
7pm Pembroke Town Hall**

Attendance

Meeting Minutes –January 10, 2006 Meeting

Public Hearing - 2006 Town Meeting Warrant Articles

§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”
- 143-68(D)(1) Remove from Ordinance

Public Hearings

- 1) **Minor Site Plan Application.** Case 05-110. Map VW Lot 134, located at 80 Broadway in the Residential-Medium Density (R-1) District. The applicant, Denise and Keith McFetridge, propose to operate a Major Home Occupation (Hair Salon) in the existing garage.
- 2) **Lot Line Adjustment and Major Subdivision.** Case 05-12. Map 563 Lot 90 and Map 565 Lot 191, located on Center Road, Pembroke Street, and Third Range Road in the Residential-Medium Density (R-1) and the Home Business (HB) Overlay Zoning Districts. The applicant, Greystone Manor LLC, on behalf of Wilfred Poirier and Scott and Tammy Mores, propose a lot line adjustment to add 5.68 acres from Map 565 Lot 191 to Map 563 Lot 90. In addition, the applicant proposed to subdivide Map 563 Lot 90 into 4 lots, 3 lots for existing single-family homes and 1 lot for a proposed duplex; extend and improve Center Road; and build a new road off of Third Range Road.
- 3) **Major Site Plan Application.** Case 05-109. Map 561 Lot 5-10, located on Commerce Way in the Commercial/Light Industrial (C-1) District. The applicant, Central-RIC, Inc., proposes Boulder Woods V, which consists of an additional 32,400sqft of mini and maxi storage, as well as 21 spaces for outside storage of vehicles.

New Business

- 1) **Conceptual Site Plan Review.** Map 561 Lot 14, located at 129 Sheep Davis Road in the Commercial-Light Industrial District and the Aquifer Conservation Overlay District. The applicant, A&B Lumber proposes to add 29,601 sqft of warehouse and 6,324 sqft of office space.

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.

Old Business

- 1) Lot Line Adjustment. Case 05-13. Map 565 Lots 81-152 and 81-153, located at 451 and 449 Micol Road in the R1 Zoning District. Lot 81-152 is owned by Donald Cotnoir and Lot 81-153 is owned by Donald and Donna Cotnoir. The applicant proposes to move the lot line to add 4,452sqft from Lot 81-152 to Lot 81-153.

General Correspondence

Adjournment