

Pembroke Planning Board Agenda
Tuesday, February 27, 2006
7pm Pembroke Town Hall

Attendance

Public Hearings – Continued Applications

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

Lot Line Adjustment Application. Case #07-02. Map 266 Lot 22 & 23, located at 224 & 226 Pembroke Street (Route 3) in the Medium Density Residential (R1) Zoning Districts. The property owners, Brian H. Carter and Herbert W. Carter, Revocable Trust 1996, are proposing to adjust the lot line between their properties to annex 7,776 sqft from Lot 22 to Lot 23. .

Major Site Plan Application. Case #07-101. Map 632 Lot 18-5, located on Riverwood Drive in the Commercial/Light Industrial (C1) and the Aquifer Conservation (AC) Zoning Districts. The applicant Jeff Lewis, of Northpoint Engineering, on behalf Gladstone Brothers Construction (applicant) and Riverwood Commercial Properties (owner), is proposing a Planned Industrial Development with 4 buildings, each having a series of 20' wide by 60' deep units (30 total). Each unit contains a 300 sqft office area and a 900 sqft warehouse area for a total of 36,000 sqft of gross floor area proposed (9,000 sqft and 27,000 sqft warehouse).

Conceptual Consultations

Major Site Plan and Minor Subdivision Conceptual Consultation. Map 559 Lot 12, located on North Pembroke Road in the Rural-Agricultural Residential (R3) and Aquifer Conservation Zoning District. The applicant, Tim Bernier of T.F. Bernier, Inc., on behalf of Frank Merrill of Silver Hill Development Corp., is proposing a 2-lot Subdivision and a Major Site Plan to locate a construction industry and business offices on the newly created parcel, as well as relocate the existing driveway and scale houses to better serve the newly created lot.

Strong Foundations Charter School. Discussion with Beth McClure of Strong Foundations Charter School, which is to be located on Riverwood Drive (Map 632 Lot 18-9), about the school and its proposed location.

*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 Planning
Director at Town Hall during normal business hours or by calling for information at 485-4747.*

Public Hearing – Planning Board

A public hearing to amend the Planning Board Rules of Procedure, which was adopted on 5/9/06, to amend Article III, section 3.1 Election of Officers.

Meeting Minutes

- January 23, 2007
- February 13, 2007

Correspondence

Miscellaneous

Adjournment

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