

**Pembroke Planning Board  
Meeting Agenda – REVISED 2/24/06  
Tuesday, February 28, 2006  
7pm Pembroke Town Hall**

**Attendance**

**Meeting Minutes –January 24<sup>th</sup> and February 14<sup>th</sup> Meetings**

**Joint ZBA and Planning Board Public Hearing – New Business**

- 1) **Area Variance and Lot Line Adjustment.** The property is located at Map 266 Lot 61 & 61-2 on Dearborn Road in the R-1 Zoning District. The applicant is Michael Seraikas of Beaver Book Environmental Consultants, on behalf of Edward J. Daley Jr. An Area Variance is requested from §143-21 Table of Dimensional and Density Regulation of the Zoning Ordinance to allow Lot 61 to have less than the required 60,000sqft of buildable area per lot. A Lot Line Adjustment application has been submitted to alter the configuration of Lots 61 and 61-2 to by enlarge lot 61 by 40,566sqft.

**Public Hearings – Old Business**

- 1) **Major Subdivision Application.** Case #04-13. Map 634 Lot 47, located at 600 Pembroke Street, in the Soucook River Development District, the Architectural Design District, Aquifer Conservation District, Shoreland Protection District, Floodplain District, and the Wetlands Protection District. Applicant, H. L. Turner Group and CLD Consulting Engineers, on behalf of Pembroke 600 Corp., propose to subdivide land for a 4 lot subdivision.
- 2) **Lot Line Adjustment and Major Subdivision.** Case 05-12. Map 563 Lot 90 located on Center Road and Pembroke Street 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, proposed to subdivide Map 563 Lot 90 into 3 lots for existing single-family homes and extend and improve Center 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.

**Conceptual Consultation** Map 561 Lot 10, 55 Sheep Davis Road (Route 106), 25.7 acres in the C1 District. Mike Bishop on behalf of Catherine Scofield

**General Correspondence**

**Adjournment**

*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.*