

**Pembroke Planning Board  
Meeting Agenda  
Tuesday, June 27, 2006  
7pm Pembroke Town Hall**

**Attendance**

**Planning Board Public Hearing**

**Revocation of Approved Site Plan.** The public hearing is to determine if under RSA 676:4-a Revocation of Recorded Approval, the Merrill/Dennison, LLC. Site Plan for Map 634 Lot 48-1, which a Special Exception was granted by the ZBA on March 13, 2002 (Case 02-09-Z), was approved by the Planning Board on April 23, 2002 (Case 02-101), and recorded at the Merrimack Country Registry of Deeds on September 10, 2002 (Plan #16039), should be revoked. The reasons for holding this public hearing fall under RSA 676:4-a I(b) and RSA 676:4-a I(c) and are listed below.

- 1) Violation of section §143-68 D (9) of the Zoning Ordinance;
- 2) The condition of approval the Planning Board placed on the Site Plan that “all storage trailers must be removed from the site” was not followed;
- 3) The condition of approval the Zoning Board of Adjustment placed on the Special Exception that “the building is to be used for storage of equipment and materials owned by ‘Merrill Construction’ and ‘Dennison Cabinets’ only” was not followed;
- 4) The condition of approval the Zoning Board of Adjustment placed on the Special Exception that “no storage of fuels or hazardous materials of any kind” was not followed;
- 5) The condition of approval the Zoning Board of Adjustment placed on the Special Exception that “no utilities are to be installed, i.e. sewer and water” was not followed

**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 create a 4-lot commercial subdivision with associated offsite improvements to Route 3 and Route 106.
  
- 2) **Major Site Plan and Special Use Permit Application (Development of Regional Impact).** Case #06-102. Map 256 Lot 26-2, located on Ricker Road, in the Commercial/Light Industrial District and is subject to the Aquifer Conservation, Floodplain Development, and Shoreland Protection Overlay Districts. The applicant, BS & Chips, LLC, proposes to use this property as a wood chip processing and handling yard, a pallet recycling operation, and log storage. There will be an office and maintenance building, a diesel fuel tank, and trucks and rolling equipment on-site.

*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 town planner at town hall during normal business hours or by calling for information at 485-4747.*

### **Public Hearings – New Business**

- 1) **Major Site Plan Application.** Case #05-102. Map 634 Lot 48-3, located at 10-16 Sheep Davis Road (Route 3 and Route 106) located in the Commercial/Light Industrial, Home Business Overlay, Architectural Design Overlay, and Aquifer Conservation District Zoning Districts. The applicant, CLD Consulting Engineers, on behalf of the Pembroke Commercial Group, Inc, requests that two of the conditions attached to the Planning Board approval granted on November 22, 2005 to develop the site for multiple commercial uses totaling 36,000 sqft and other site improvements, be removed. The conditions requested to be removed are for a maintenance agreement for Sand Road and for the removal of the existing light at the intersection of Sand Road and Route 3.
  
- 2) **Major Site Plan Application.** Case #06-104. Map 561 Lot 14, located on Route 106 in the Commercial/Light Industrial (C1) Zoning District. The applicant, Jeff Coombs of A&B Lumber Company LLC, proposes to construct a drive-thru sales building, office building, and the expansion of an existing millwork building creating an additional 3,322 sqft of retail/office and 23,765 sqft of warehouse space.

### **Other Business**

- 1) Voluntary Merger Map 266 Lot 1 & Map VW Lot 129
- 2) Planning Board Representative to attend court date for Thompson case
- 3) Review and Adoption of Meeting Minutes for May 23, 2006 and June 13, 2006

### **General Correspondence**

### **Adjournment**

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