

**Pembroke Planning Board
Meeting Agenda
Tuesday, July 25, 2006
7pm Pembroke Town Hall**

Attendance

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 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.

Public Hearings – New Business

- 1) **Major Site Plan Application.** Case #06-103. Map VW Lot 188-1, located at Memorial Field Drive in the Medium Density Residential (R1) Zoning District. The applicant, Civil Design Engineering Consultants, on behalf of the Amoskeag Rowing Club, proposes to build 4 boathouses, a walkway, boardwalk, boat dock, and associated car, bus, and trailer parking areas.

- 2) **Major Site Plan Application.** Case #06-105. Map 634 Lot 48-3, located at Sand Road, Route 106, and Route 3 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. proposes to develop 6,125 sqft of previously approved (Case #05-102) restaurant space and show the specific architectural design, signage, and site layout.

Other Business

- 1) Request for Extension of Subdivision Approval Case #05-10 Map 634 Lot 41
- 2) Review and Adoption of Meeting Minutes for July 11, 2006

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.
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.*