

Pembroke Planning Board Meeting Agenda
Tuesday, August 22, 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) **Special Use Permit and 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. A Special Use Permit is required per §143-71E of the Zoning Ordinance to allow development within the 125” Shoreland setback requirement.
- 2) **Minor Subdivision Application.** Case #06-04. Map 266 Lots 25-2 & 25-3, located at 104 & 106 Broadway in the Medium Density Residential (R1) Zoning District. The applicant, Stephanie K. Burnham, Esq., proposes to convert 2 existing duplex structures into 4 condominium units.
- 3) **Minor Subdivision Application.** Case #06-03. Map 264 Lot 77, located at 337 Pembroke Hill Road, in the Residential-Rural/Agricultural (R3) Zoning Districts. The applicant, Tracey Sweeney of Richard D. Bartlett and Associates, LLC, on behalf of the Ellen M. Laramie Trust, proposes to subdivide Lot 77 into two residential lots.

Meeting Minutes

Review and Adopt Meeting Minutes for July 25th and August 8th

*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.*

**General Correspondence
Adjournment**

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