

**Pembroke Planning Board  
Meeting Agenda  
Tuesday, September 12, 2006  
7pm Pembroke Town Hall**

**Attendance**

**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 amend the 8/22/06 Conditionally Approved Plan to reduce the total disturbed area to less than 100,000 sqft. The amended plan proposes to construct a drive-thru sales building (25,427 sqft), office building (3,510 sqft), relocate the property entrance, and associated site work.

**Map 634 Lot 48-1 Discussions**

- 1) Update on progress since the August 8, 2006 Planning Board action to consider the revocation of the Merrill/Dennison LLC Site Plan (Case #02-101)
- 2) Review of possible Site Plan Approval Violations of the Merrill/Dennison LLC Site Plan (Case #94-104)

**Meeting Minutes**

Discussion on content, length, and use of audio tapes

**Planning Board CTAP Representative**

**2007 Town Meeting**

1. §143-11 (B) Zoning Map
2. §143-34 (C) Campgrounds
3. §143-35 (A) Automotive Repair and Service
4. §143-39 (C) Temporary Office Trailer or Storage Trailer
5. §143-25 Licensing
6. §143-32 Manufactured Housing Park
7. §143-33 Manufactured Housing Subdivision
8. Article IXA - Soucook River Development District
  - a. §143-72.7 Baseline Dimensional Requirements
  - b. §143-72.8(3) Incentive Bonuses
9. §143-68 Aquifer Conservation
  - a. §143-68 D Prohibited Uses
  - b. §143-68 F (4) Special Exceptions
10. 143-21K Density and Dimensional Regulations
11. §143-72 Wetlands Protection District

*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.*

12. §143-8 Definitions
  - a. Agriculture
  - b. Farmers Market
  - c. Farm
  - d. Common Area
  - e. Hazardous or Toxic Materials and Waste
13. §143-44 (B) Agricultural Retail Outlets
14. §143-38 Private Day Care or Kindergarten
15. §143-28 Minor Home Occupation
16. §143-29 Major Home Occupation
17. §143-30 Home Business
18. §143-70 Home Business Overlay District
19. §143-19 Table of Dimensional Regulations
20. §143-19 Table of Dimensional Regulations
21. §143-18.1 Accessory Dwelling Units
22. Article X - Cluster Subdivision/Conservation Subdivision Ordinance

### **General Correspondence**

### **Non-Public Session per RSA 91-A:3, II(a)**

### **Adjournment**

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