

**Pembroke Planning Board Agenda**  
**Tuesday, November 14, 2006**  
**7pm Pembroke Town Hall**

**Attendance**

**Map 634 Lot 48-1 Discussions**

Continuation of discussion from September 12, 2006 review of possible Site Plan Approval Violations of the Merrill/Dennison LLC Site Plan (Case #94-104)

**Public Hearings - 2007 Town Meeting Zoning Amendments**

Proposal is to replace the current Article X Cluster Subdivision Provision with the proposed Article X Open Space Subdivision Ordinance. The following is a summary of provisions in the proposed Open Space Subdivision Ordinance.

- 1) Clearly define the purpose of the Ordinance
- 2) Requirement that any proposed subdivision that abuts existing protected conservation land utilize this Ordinance for the property development; lists exemptions to this requirement; and that its use in other circumstances is voluntary
- 3) Does not allow for more residential units that would be allowed under a conventional development
- 4) Allows for flexibility on lot size, lot frontage, and front, side, and rear setbacks
- 5) Describes the requirements of the perimeter buffer and the conceptual long range development plan
- 6) Outlines the requirement for 40% of the parcel to be set aside for permanent open space, they type and location of the open space, and how it is to be managed.

§143-11(B) Zoning Map

Amend the ordinance to make the map reference consistent with what was adopted in the Aquifer Conservation District Ordinance at the 2006 Town Meeting

§143-34 (C) Campgrounds

Amend the Ordinance to read that that roads within a campground will be considered private roads and not maintained by the town.

§143-35 (A) Automotive Repair and Service

Amendment is to fix a typo to say side lines instead of ride lines

§143-39 (C) Temporary Office Trailer or Storage Trailer

Amend the Ordinance to read that if the request for a trailer is less than 12 months, the special permit can be issued by the Code Enforcement Officer.

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

Article IXA - Soucook River Development District

§143-72.7 Baseline Dimensional Requirements - amend the ordinance to make the minimum open space consistent with changes in the Aquifer Conservation District which was approved at 2006 Town Meeting

§143-72.8(3) Open Space/Impervious Surface Requirements – amendment is to clarify amount of open space allowed.

§143-33 Manufactured Housing Subdivision

Amendment requires that all Manufactured Housing Subdivisions follow the provisions outlined in Article X Open Space Subdivision

§143-32 Manufactured Housing Park

Amendment removes the requirement that the parcel of land be at least 10 times the minimum lot size for the zoning district it is located in; requires that all park roadways be private roads that are not maintained by the Town; remove the licensing requirements; remove the requirement that the site plan show the manufactured home sites; and requires that parks must contain a minimum of at least 3 homes sites and they must have frontage along park roadways.

§143-68 Aquifer Conservation District

(D) Prohibited Uses - Amendment defines solid waste as NH RSA 149-M:4,XXII; does not allow the outdoor unenclosed or uncovered storage of sand/salt mixtures; does not allow the dumping of snow containing de-icing chemicals if it is from off-site; does not allow the storage of hazardous materials, which is defined as NH RSA 147-A:2,VII; and does not allow the storage of hazardous materials unless such material is pre-packaged for retail sale prior to storage on the site

(F) Special Exceptions (4) – Amendment requires Planning Board input only if subsequent action by the Planning Board is not required

143-21 (K) Dimensional and Density Regulations

Remove the provision that no structure shall be located closer than 20' measured from any wetland

§143-72 (D) Wetlands Protection District

Amendment would add a provision that no structure shall be located closer than 20' measured horizontally from any wetland and that wetlands buffer markers shall be placed every 200 feet along the perimeter of a delineated 20 foot wetland buffer

§143-8 Definitions

Amend the definition for **Agriculture** to be NHRSA 21:34-a,II; amend the definition of **Farmers Market** to be NH RSA 21:34-a;V; amend the definition of **Farm** to be NH RSA 21:34-a,I; amend the definition of **Hazardous or Toxic Materials and Waste** to NH RSA 147-A:2,VII; and amend **Common Area** to include the language manufactured housing park and condominium development

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§143-44 Agricultural Retail Outlets – (B) Farm Stand (Roadside Stand)

Amendment would remove the requirement for site plan review by the Planning Board and only require a Special Use Permit to operate; remove the restriction on the average yearly dollar of products purchased and resold; remove the restriction that over 50% of the products sold must be grown on site; and define farm stands as NH RSA 21:35-a; III

§143-38 Private Day Care or Kindergarten

Amendment removes the distinction of Private day care from other forms of day care; removes the licensing requirement; removes the outside play area space requirement; removes the requirement for parking areas to be screened; removes the reference to accessory use or principal use of a structure by a day care or kindergarten; removes the provision for signage; and clarifies that accessory uses shall follow §143-18.

§143-19 Table of Dimensional Regulations - Community Facilities - Amendment removes from the Table of Dimensional Regulations (1) public parks, conservation area and open spaces, including areas for passive recreation and (2) town buildings, fire stations, police stations, public libraries, and town equipment garages because it is not necessary

§143-19 Table of Dimensional Regulations - Agricultural - Amendment allows agricultural retail outlets to be a permitted use in all Zoning Districts except B2; removes temporary agricultural retail outlets from the table of dimensional regulations; and removes the raising and/or keeping of livestock, horses, poultry, sheep, swine, or other farm animals for personal use from the table of dimensional regulations

§143-19 Table of Dimensional Regulations - Retail and Service – Amendment allow day care or kindergarten as a permitted use, as opposed to a special exception, in all zoning districts except B1

**2007 Town Meeting Proposed Items – Work Session**

- §143-25 Licensing
- Roads – Class V vs. Private Roads

**2008 Town Meeting Proposed Items**

- Article VIII Signs
- Home Businesses (§143-28 Minor Home Occupation; §143-29 Major Home Occupation; §143-30 Home Business; §143-70 Home Business Overlay District; §143-30.1 Office Conversions)
- Article VIIIA Telecommunications Facility & Antenna Criteria

**CTAP Conference (I-93 Salem-Manchester)**

**Rebecca Way – BOS Street Acceptance**

**General Correspondence**

**Adjournment**

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