

**ADOPTED MINUTES
PEMBROKE PLANNING BOARD
July 25, 2005**

PLANNING BOARD MEMBERS PRESENT: Bob Bourque, Chair; Selectman Larry Young (Selectman's representative), Alan Topliff, John Harrington, Bill Faith,; Cindy Lewis, Alternate Planning Board member; Kevin Foss, Alternate Planning Board member; Todd Terrien, Alternate Planning Board member

EXCUSED: Roland Lemoine, Paul Andrews.

UNEXCUSED:

STAFF PRESENT: Laura Scott, Planning Director; Catie Tirrell, recording Secretary.

Chairman Bourque opened the meeting at 7:00 p.m. Cindy Lewis and Kevin Foss were designated to vote for the excused members.

PUBLIC HEARINGS- OLD BUSINESS

Major Subdivision Application. Case #04-13. Map 634 Lot 47, located at 600 Pembroke Street, in Soucook River Development District, the Architectural Design District, Aquifer Conservation District, Shoreland Protection District, Floodplain District, and 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.

This item was continued to the August 22nd agenda by H.L. Turner Group via letter dated July 14, 2006. H.L. Turner Group states that to date of the letter they have not received NHDOT review comments and the design of off- site improvements.

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 square feet of retail/office and 23,765 square feet of warehouse space.

The applicant, Jeff Coombs, was present and unaware that Holden Engineering, the applicant's representative, had informed the Board that they needed to postpone the hearing until the September 22nd meeting. The applicant was requesting conditional approval on the plans to move forward in ordering the material for building. Mr. Coombs stated construction would not begin until Holden engineering adjusted the plans as stated in Ms. Scott's letter addressed to Peter Holden and Thomas Murphy of Holden engineering, dated July 17, 2006.

Mr. Bourque stated that the application had to be accepted first and issues with Holden Engineering have to be dealt with.

Alan Topliff questioned Ms. Scott on the letter from the Town Engineering stating he didn't think it was clear on all issues. Ms. Scott briefly outlined the letter from KV Partners LLC dated July 18, 2006.

Mr. Coombs said the ditch was not being disturbed.

Cindy Lewis asked if Wetlands have been evaluated.

Ms. Scott replied no, which is one of the concerns raised by KVPartners.

After a brief discussion between the applicant and the Board, the applicant left without further pursuing conditional approval.

The Board voted to continue the public hearing until the September 22nd meeting.

PUBLIC HEARINGS- NEW BUSINESS

Major Site Plan application. Case #06-103. Map VW Lot 188-1, located at memorial Field Drive in 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.

The Applicant has asked for this item to be postponed to the August 22nd Planning Board meeting. The Board agreed and voted to continue consideration of the application until the August 22nd meeting.

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. propose to develop 6,125 square feet of previously approved (Case # 05-102) restaurant space and show the specific architectural design, signage, and site layout.

David Still of CLD Consulting Engineers present the plan of a carriage house style building with two business occupying the building one a meat house and the other a dine in/ take out type restaurant.

John Harrington asked if there was going to be a cooler and where it was going to be located. The applicant stated yes there would be a cooler and that it would be to the left of the front door and recessed from the building and that it would be siding similar to the building.

Mr. Bourque asked where the A/C units, vents and such would be and what it might look like from Route 106/ Route 3. The Applicant responded that the area is quite depressed and the only location you would have a full view would be going south on Route 3. Mr. Bourque asked if the

equipment would be masked. The Applicant stated that if the units needed to be placed behind the cooler it could be dealt with.

Ms. Scott stated that if the plan was approved tonight that it would be contingent upon the parent plan.

Bill Faith questioned parking. The applicant showed sheet C2B and stated that the parking area was not specific to each building.

Motion: Bill Faith motioned to accept the plan contingent upon the original plan. Cindy Lewis seconded.

**VOTE: Kevin- Y Cindy- Y Larry- Y John- Y
Alan- Y Bill- Y Bob- Y**

MOTION APPROVED ON A 7-0 VOTE

The Board opened the public hearing. With no response from the public the hearing was closed. The Board had no further comments and the hearing was closed.

Motion: Alan motioned that we approve the plan with the following conditions: (1) all a/c units will be screened, (2) landscaping of phase 2 is to be shown on the plans, and (3) that the overall Site Plan (Case #05-102) receives final approval.. Bill seconded.

**VOTE: Kevin- Y Cindy- Y Larry- Y John- Y
Alan- Y Bill- Y Bob- Y**

MOTION APPROVED ON A 7-0 VOTE.

OTHER BUSINESS

Request for 60 day extension Case #05-10 Map 634 Lot 41.

Dave Still from CLD Engineers requested an extension to the conditionally approved Subdivision Application #05-10 for Map 634 Lot 41 (AGNE Loop Road Subdivision). One of the conditions placed on the approval of the application was to secure slope and drainage easements. The easements are scheduled to be approved by the Board of Selectmen at the August 2nd meeting.

Motion: Bob Bourque motioned to grant the 60 day extension on the conditional approval which was to expire on July 26, 2006. New date will be 9/26/2006. Alan Topliff seconded.

**VOTE: Kevin- Y Cindy- Y Larry- Y John- Y
Alan- Y Bill- Y Bob- Y**

MOTION APPROVED ON A 7-0 VOTE.

Review and adopt minutes from July 11, 2006.

Motion: Bob Bourque motioned to approve the meeting minute of July 25, 2006 as amended.

VOTE: **Kevin- Y** **Cindy-Y** **Larry-Y** **John-Y**
 Alan-Y **Bill-Y** **Bob-Y**

GENERAL CORRESPONDENCE

Ms. Scott noted that an updated Planning Board member list, meeting schedule, and sign up for upcoming lectures could be found in the packets provided for the nights meeting.

The Board welcomed Todd Terrien as an Alternate member.

ADJOURNMENT

Motion: To Adjourn the meeting. Bob Bourque seconded the motion. The Board unanimously approved the Motion by voice vote and the meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Catite Tirrell
Recording Secretary