

**Pembroke Planning Board
Tuesday, October 10, 2006
7pm Pembroke Town Hall
Meeting Minutes**

Attendance

PRESENT: Bob Bourque, Chair; Larry Young, Selectman; Roland Lemoine, Vice-chair; Alan Topliff, Member; Bill Faith, Member; Kevin Foss, Alternate; Cindy Lewis, Alternate; Todd Terrein, Alternate;.

EXCUSED: John Harrington, Member

UNEXCUSED: Mark Zydel, Alternate

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

Bob Bourque called the meeting to order at 6:58 pm.

Public Hearings

Revised Planning Board Application Fee Schedules. Revised fee schedule for newspaper public hearing notices for Subdivision and Site Plan applications.

Laura Scott advised the Board that after reviewing the last invoices for public notices she found out the fees we are paying are more than we charge. The average cost is \$80-90.00 Laura Scott proposed to up the fee schedule to \$90 to cover the actual cost.

Public session opened at 7:00pm.

Public session closed at 7:01 pm.

Motion: Roland Lemoine motioned to accept the fee change to \$90. Alan Topliff seconded.

Roland Lemoine- Y

Bill Faith- Yes

Alan Topliff- Y

Cindy Lewis- Y

Kevin Foss- Y

Bob Bourque- Y

Larry Young- Y

Motion accepted on 7-0 vote.

Procedures for Changing a Class VI Road to a Class V Road as Part of a Subdivision or Site Plan Approval. This procedure is intended to provide an applicant for subdivision or site plan approval, the Planning Board, and the Board of Selectmen with a uniform procedure when a request to reclassify a class VI road as class V is presented to the Board of Selectmen and the

Planning Board for the purpose of providing access to a proposed development.

Laura Scott stated that the proposed procedure is simply a check list type procedure to show the applicant how to reclassify a class VI road to a class V road.

Public session opened at 7:05 pm.

Cindy Lewis wanted to clarify that the Board has a right to deny any applicant, and that this is simply a procedure.

Public session closed at 7:24 pm.

Motion: Alan Topliff motioned to adopt the procedure on reclassifying a class VI road to a class V road. Bill Faith seconded.

Roland Lemoine- Y

Bill Faith- Yes

Alan Topliff- Y

Cindy Lewis- Y

Kevin Foss- Y

Bob Bourque- Y

Larry Young- Y

Motion accepted on 7-0 vote.

Map 634 Lot 48-1 Discussions

- 1) Update on progress since the September 26, 2006 Planning Board action to consider the revocation of the Merrill/Dennison LLC Site Plan (Case #02-101)

Roland Lemoine stepped down.

Laura Scott stated the additional \$5000 required by the Board was deposited on Friday. The monitoring wells were installed. The depths on the wells were very deep and GeoInsight did do some testing and hope to have the results for the next meeting.

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

Laura Scott suggested continuing the discussion until the test results are in.

Mr. Guida representing Merrill/Dennison LLC asked to speak.

Bob Bourque, Chairman granted him 5 minutes.

Mr. Guida voiced some concern on the process on being noticed. Mr. Guida felt if the topic of discussion was his client that they specifically should be noticed so they are aware of any meetings taken place,

Motion: Alan Topliff motioned to continue the meeting until November 14, 2006 work session. Larry Young seconded.

Bill Faith- Yes
Alan Topliff- Y
Cindy Lewis- Y
Kevin Foss- Y
Bob Bourque- Y
Larry Young- Y

Motion accepted on 6-0 vote.

Roland Lemoine rejoined the Board.

2007 Town Meeting Proposed Items

The proposed zoning changes discussed at the September 12, 2006 meeting were discussed briefly between the Board members. The changes were approved.

143-38

C. All outside play areas shall be effectively.

The Board had a discussion on 143-38 Day Care Kindergarten.

143-44

- 1) Farm stands shall be subject to receiving a Special Use Permit.
- 7) Farm stands shall be defined as NH RSA 21:35-a, III

143-28 Minor Home Occupation

B. One non-resident may be employed on the premises.

143-29 Major Home Occupation

A. The business shall be carried on principally by the permanent resident(s), with no more than **two** non-resident employees.

F. Deleted

H. Not more than two commercial vehicles shall be stored, parked or otherwise situated on the premises;

I. Site Plan approval by the Planning Board is not required.

J. Discussion took place on including more specific wording on adequate parking that doesn't interfere with vehicular traffics, safety.

143-30 Home Business

143-70 Home Business Overlay District

The items above were tabled until more research was done.

143-19 Table of Dimensional Regulations

COMMUNITY FACILITIES

To be deleted

AGRICULTURAL

1. Commercial agricultural uses such as; agricultural, horticultural, floricultural, and agricultural retail outlets, except commercial greenhouses.
2. Commercial greenhouses.

Retail Services

22. Day care or Kindergarten

Currently needs Special Exception in R1, R3, B2 and C1; recommended that this be permitted by right.

ACCESSORY DWELLING UNITS:

After a brief discussion the Board decided to not support the change.

Review Site Plan Application Process/ regulations

Postponed to future meeting.

Review Site Plan Application Process/Regulations

The Board decided that this issue is too difficult to deal with here and that after Town Meeting work is finished this should be brought up again for discussion.

Committee Updates

- 1) Board of Selectmen (Larry Young)
Laura Scott is going to be involved in EDC
4 Union Street has a potential tenant.
- 2) Conservation Commission (Laura Scott)
Laura Scott stated that they are doing an appraisal of Eames property for potential purchase. Finishing up all easement monitoring and then will be reporting to BOS regarding land that should not be under the Conservation Commission purview..
- 3) Recreation Commission (Larry Young)
Amoskeag rowing club event this weekend.
- 4) Roads Committee (Roland Lemoine)

Roland Lemoine stated the Road Committee met last Tuesday regarding the money left over from the Church road project. They asked to encumber the money for next year to finish the roads not done this year.

5) Economic Development Committee (Cindy Lewis)

Meeting scheduled for Monday night to use left over money to redo the bathroom in the old Police station.

NHDOT Update

1) I-93 Bow-Concord Transportation Planning Study

2) CTAP I-93 Salem-Manchester

3) Rt.106 Refueling Facility

Vacant Full Member Position

Paul Andrews resigned and there is now a full member position opened.

After a brief discussion

Motion: Roland Lemoine motioned to appoint Cindy Lewis as a full member of the Planning Board.

The motion was discussed between the Board members.

Bill faith seconded the motion.

Bob Bourque ask that a letter to sent to The Board of Selectman requesting that Cindy Lewis be appointed full member.

Larry Young, Selectmen, appointed Kevin Foss to vote for him in his absence.

General Correspondence

Adjournment

Meeting adjourned at 10:15 pm unanimously.

Respectfully submitted,

Catie Tirrell