

## **Pembroke Planning Board Meeting Agenda**

**Tuesday, June 24, 2008  
7:00 PM at the Pembroke Town Hall**

### **1. Attendance**

#### **Guest Selectmen Comments**

### **2. Fred Kline - CTAP Impact Fee Workshop**

#### **Old Business**

- 3. Major Subdivision Approval Status. Pembroke 600. Case #04-13.** Map 634, Lot 47 located in the Soucook River Development District, Aquifer Conservation District, Shoreland Protection District, Floodplain Development District, Architectural Design/Home Business District, and Wetlands Protection District at 600 Pembroke Street on US Route 3 and NH 106. The Planning Board extension of the subdivision approval for Pembroke 600 expires on June 24, 2008 and the Sewer Commission extension of the permit approval for capacity expires on June 30, 2008.
- 4. Minor Site Plan Extension. Amoskeag Rowing Club. Case #06-103.** Map VW, Lot 188-1 located in the Medium Density Residential (R1), Aquifer Conservation (AC) District Overlay, Shoreland Protection (SP) District Overlay, Wetland Protection (WP) District Overlay, and Floodplain Development (FD) District Overlay. The applicant, Amoskeag Rowing Club Inc., requests an extension to the conditionally approved Special Use Permit and Major Site Plan Application which was previously extended on November 27, 2007 to June 30, 2008.
- 5. Major Site Plan Application. Grace Capital Church. Case #08-103.** Map 634, Lot 41-1 located in the Limited Office (LO), Soucook River Development (SRD), and Aquifer Conservation (AC) Overlay Districts at 542 Pembroke Street. The applicant, McFarland-Johnson, Inc., on behalf of owners Four Square Gospel of California, is proposing to build an 18,128 s.f. addition to the existing Grace Capital Church. The building addition would include adding 537 seats to the main sanctuary, offices, a gym, and multi-purpose classrooms. The expansion would include adding 157 parking spaces with a new access driveway.

#### **New Business**

- 6. Minor Subdivision Application. Silver Hill Development/NE Flower Farm. Case #08-04.** Map 559, Lots 12 and 14 located in the Rural/Agricultural Residential (R3), Aquifer Conservation (AC) District Overlay, Wetland Protection (WP) District Overlay, Shoreland Protection (SP) District Overlay, and Floodplain Development (FD) District Overlay at 796-826 and 830 North Pembroke Road. The applicant, T.F. Bernier Inc., on behalf of owners Silver Hill Development Corp. and New England Flower Farms, LLC, is proposing a lot line adjustment to adjust Lot 14 from 99.2 acres to 91.8 acres and to adjust Lot 12 from 17.0 acres to 24.4 acres.

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*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.  
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Town Hall during normal business hours or by calling for information at 485-4747.*

7. **Minor Site Plan Application. Pleasant View Gardens. Case #08-105.** Map 559, Lot 14 located in the Rural/Agricultural Residential (R3), Aquifer Conservation (AC) District Overlay, Wetland Protection (WP) District Overlay, Shoreland Protection (SP) District Overlay, and Floodplain Development (FD) District Overlay at 796-826 and 830 North Pembroke Road. The applicant, T.F. Bernier Inc., on behalf of owner New England Flower Farms, LLC, is proposing to build a 6,660 sf. temporary greenhouse, a 4,225 sf. wood chip boiler building, and a 9,000 sf. wood chip storage bin on the site of the existing operations of Pleasant View Gardens. A gravel access driveway will also be constructed.

**Minutes**

8. **Review and Approve Meeting Minutes of June 10, 2008**

**Miscellaneous**

9. **Correspondence**
10. **Committee Reports**
11. **Other Business**

**Adjournment**

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