



TOWN OF PEMBROKE

Town Hall ~ 311 Pembroke Street, Pembroke, New Hampshire 03275

Tel: 603-485-4747

Pembroke Planning Board Business Agenda June 23, 2020 6:30 PM

Due to COVID-19 social distancing orders made by the Governor and recommendations by the CDC, the Town of Pembroke, following a Declaration of Emergency by the Planning Board Chair, is providing meeting participation via teleconference in the interest of public health and safety.

Instructions to access the meeting via telephone:

Phone Number: 1-877-568-4106

Access Code: 969-640-645

Instructions to access the meeting via computer, tablet, or smartphone:
<https://www.gotomeet.me/CarolynCronin/planning-board-meeting-june-23-2020>

To provide sufficient time for all agenda items, the Board reserves the right to impose time limits on any public hearing and continue that hearing to a future agenda. The Board makes a concerted effort to conclude all business before 9:30pm. In the event that a meeting approaches 9:00pm, the Board may take a vote on whether to proceed with the agenda or to continue the remaining hearings to the next business meeting. Public hearings that are continued will not be re-noticed, so please contact the Planning Office if you have interest in a particular application.

Declaration of Emergency

Attendance

Old Business

- 1. Major Subdivision Application #19-03, Jon Rokeh, Rokeh Consulting, LLC, acting as Applicant on behalf of San-Ken Homes, Inc., owner of Tax Map 262, Lots 43 & 45 located at 373 Fourth Range Road in the Rural/Agricultural-Residential (R3) Zone and the Wetlands Protection (WP) District.**

The Applicant proposes a 56-lot Open Space Development with individual lots to be served by on-site septic and wells. 95 acres of open space are proposed.

- **Special Use Permit Application SUP-WP #19-310.**

The Applicant requests a Special Use Permit in accordance with Article 143-72.D., Wetlands Protection District, for construction of roadway resulting in impacts to the wetlands.

➤ **Special Use Permit Application SUP-OSD #19-311.**

The Applicant requests a Special Use Permit in accordance with Article X, Open Space Development, for Reduction in Specification Standards.

New Business

2. **Minor Subdivision Application #20-01, Mark C. Sargent, Richard D. Bartlett and Associates, LLC, acting as Applicant on behalf of Ayn B. Whytemare-Donovan, owner of Tax Map 561, Lot 4 located at 636-674 Fourth Range Road in the Commercial/Light Industrial (C1) Zone, the Rural/Agricultural-Residential (R3) Zone, and the Wetlands Protection (WP) District and Pembroke Animal Hospital PC, owner of Tax Map 563, Lot 5 located at 13 Sheep Davis Road in the Commercial/Light Industrial (C1) Zone, the Aquifer Conservation (AC) District, and the Wetlands Protection (WP) District.**

The Applicant proposes a lot line adjustment to convey 13.02 acres of Map 561, Lot 4 to Map 563, Lot 5.

Discussion

3. **Michael and Maranda Donnelly, It Takes a Village Day Care, 617 Buck Street.**
The Applicant requests direction on site plan expectations before making a formal application submittal to the Board.

Minutes

June 9, 2020

Miscellaneous

1. Correspondence
 - A. Notice of Virtual Public Hearing on July 1, 2020 at 6:30PM from Allenstown Planning Board regarding The Lofts at 25 Canal/China Mill site plan for 150 residential units
2. Committee Reports
3. Other Business
4. Planner Items
5. Board Member Items
6. Audience Items