



TOWN OF PEMBROKE

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

Tel: 603-485-4747

Pembroke Planning Board Business Meeting Agenda

**Tuesday, January 12, 2010
7:00 PM at the Pembroke Town Hall**

Attendance

Zoning Ordinance Public Hearings

1. **Amendment 1. §143-8. Definitions.** To delete the existing Zoning Ordinance definitions and replace with the list containing new and amended definitions.
2. **Amendment 2. §143-19. Table of Use Regulations.** To amend the Zoning Ordinance to permit Open Space Development in the Limited Office, Medium Density-Residential, and Rural/Agricultural-Residential Districts under the Residential category; to permit commercial greenhouses in the Commercial/Light Industrial District under the Agricultural category; and to prohibit junkyards under the Retail and Service category.
3. **Amendment 3. §143-21. Table of Dimensional and Density Regulations.** To amend the Zoning Ordinance to add the minimum lot size for additional dwelling units for the Limited Office District and to add provisions for waiving local setback requirements for failed septic systems.
4. **Amendment 4. §143-35.1 Outdoor Storage of a Boat, Recreational Vehicle, Camping Trailer, or Motor Vehicles.** To amend the Zoning Ordinance to add provisions for the outdoor storage of a boat, recreational vehicle, camping trailer, or other motor vehicles.
5. **Amendment 5. §143-68. Aquifer Conservation (AC) District.** To amend the Zoning Ordinance to require Pembroke Water Works to review special use permits within the Aquifer Conservation District.
6. **Amendment 6. §143-72. Wetlands Protection (WP) District.** To amend the Zoning Ordinance to extend the time the Conservation Commission has for review of special use permits within the Wetlands Protection District.
7. **Amendment 7. Article X. Open Space Subdivision Provisions.** To replace the existing Open Space Subdivision Provisions with a new Open Space Development Ordinance.

*No new business will be taken up after 10:00 unless agreed to by the Planning Board.
Any remaining items will be placed on the agenda for the next regular Planning Board meeting.
Information pertaining to any item on the agenda is available for public review by contacting the
Planning Office at the Town Hall during normal business hours or by calling 485-4747 ext. 210.*

8. **Amendment 8. Article XVII, Growth Management Ordinance.** To amend the Growth Management Ordinance to extend the effective dates for one year.
9. **Amendment 9. Article XVIII. Special Use Permits.** To add a new Article to the ordinance setting forth the procedures and requirements for issuance of special use permits by the Planning Board.

Discussion and Action

10. **Approval of the December 31, 2009 Growth Management Report**
11. **Develop Guidelines for Board Request of Enforcement of Non-Compliance of Regulations and Ordinances**

Minutes

12. **Review and Approve Meeting Minutes of December 8, 2009**

Miscellaneous

13. Correspondence

- a. Code Enforcement: Wentzell/Phelps pallet cease and desist issued
- b. Code Enforcement: Harrison/Johnson farm stand cease and desist issued – Selectmen reversed decision on 1/4
- c. Planner: Nicole’s Greenhouse landscaping letter and plan required
- d. Planner: Morrow missing information for site plan application
- e. Planner: Robinson wetland SUP not required at this time until DES issues finalized
- f. Other in correspondence folder

14. Committee Reports

15. Other Business

- a. January 26 Meeting Agenda – Second zoning amendment public hearings; OLD: Chickering Meadow, Nicole’s Greenhouse (if needed), LTC Properties, Silver Hills Business Park, Concord Sand & Gravel; NEW: Dennison Cabinets SPR, Moses LLA, Cote merger, Hall merger.
- b. Planner Items
 - i. Nicole’s Greenhouse letter requesting clarification of “trees” vs “shrubs/greenery”
 - ii. National Guard wants a TRC
 - iii. other
- c. Board Member Items
- d. Audience Items

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