



TOWN OF PEMBROKE

Town Hall ~ 311 Pembroke Street, Pembroke, New Hampshire 03275 Tel: 603-485-4747

Pembroke Planning Board Business Meeting Agenda

**Tuesday, June 22, 2010
7:00 PM at the Pembroke Town Hall**

Attendance

Planning Board Application Material Public Hearings

1. **Proposed Planning Board Applications, Guidelines, Checklists, and Fees.** The following material has been proposed, replacing existing versions where applicable:
 - Subdivision and Site Plan Review Application
 - Major and Minor Site Plan Review Checklist and Fee Schedule
 - Major and Minor Subdivision Review Checklist and Fee Schedule
 - Special Use Permit Application, Checklist, and Fee Schedule
 - Design Review Application, Checklist, Fee Schedule, and Guidelines for Conceptual Consultation and Design Review
 - Conceptual Consultation Checklist and Fee Schedule
 - Voluntary Lot Merger Form

Old Business

2. **Minor Site Plan Amendment. Dirt Doctors. Case #10-102.** Map 632, Lot 8 at 709 Keith Avenue in the Commercial/Light Industrial (C1) District, Aquifer Conservation (AC) Overlay District, Floodplain Development (FP) Overlay District, Shoreland Protection (SP) Overlay District, and Wetlands Protection (WP) Overlay District. The applicant, Dirt Doctors, on behalf of property owner Red Rock Investments, LLC, proposes the storage of mulch and landscape material on site in accordance with an updated Joint Use Agreement with Public Service of New Hampshire.
3. **Minor Site Plan. Kimball's Market. Case #10-103.** Map 565, Lot 241 at 351 Pembroke Street in the Medium-Density Residential (R1) District and the Architectural Design (AD) Overlay District. The applicant, Kimball's Market, on behalf of property owners Robert Cavanaugh and Todd Smith, proposes a change in use from a convenience store and deli to an eating and drinking establishment and deli.

New Business

4. **Minor Subdivision. Curley/Cushman. Case #10-02.** Map 256, Lot 3 at 755 Robinson Road in the Rural/Agricultural-Residential (R3) District. The applicants, Burton E. & Fernande H. Curley, propose a two-lot subdivision in order to convey one parcel to the Cushmans to provide them with road frontage for their abutting, and otherwise land-locked, parcel located in the Town of Chichester.
5. **Minor Subdivision. Hillman. Case #10-03.** Map 870, Lot 3 at 533 Buck Street in the Rural/Agricultural-Residential (R3) District. The applicant, Marilyn H. Bergevin, Trustee of the Alfred K. Hillman Revocable Trust, proposes a two-lot subdivision in order to convey one parcel to the Town of Pembroke, which is to be placed in conservation.

6. **Special Use Permit-Aquifer. Pento Autobody & Performance. Case #10-103-SUP-AC.** Map VW, Lot 214 at 6 High Street in the Business/Residential (B1) District and the Aquifer Conservation (AC) Overlay District. The applicant, Sean Pento, on behalf of property owner Jim Bivona, requests a Special Use Permit from Article 143-68.E, Aquifer Conservation District, which is required for any activity taking place in the District. This permit is associated with the related minor site plan application #10-105, a change in use from an upholstery shop to a car audio/accessory installation shop.
7. **Minor Site Plan. Pento Autobody & Performance. Case #10-105.** Map VW, Lot 214 at 6 High Street in the Business/Residential (B1) District and the Aquifer Conservation (AC) Overlay District. The applicant, Sean Pento, on behalf of property owner Jim Bivona, proposes a change in use from an upholstery shop to a car audio/accessory installation shop.

Conceptual Consultations

8. **Nicole's Greenhouse.** Map 561, Lot 6-1 at 91 Sheep Davis Road in the Commercial/Light Industrial (C1) District and the Aquifer Conservation (AC) Overlay District. The potential applicant, Lisa Mills dba Nicole's Greenhouse, would like to discuss future additions to the approved nursery use on the site.

Minutes

9. **Review and Approve Meeting Minutes of June 8, 2010**

Miscellaneous

10. **Correspondence**
11. **Committee Reports**
12. **Other Business**
 - a. June 8 Meeting Agenda – Exaction Fees
 - b. Planner Items
 - c. Board Member Items
 - d. Audience Items

*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.*