



TOWN OF PEMBROKE

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

Pembroke Planning Board Business Meeting Agenda

**Tuesday, July 27, 2010
7:00 PM at the Pembroke Town Hall**

Attendance

Old Business

1. **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.
2. **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.

New Business

3. **Special Use Permit. Nicole's Greenhouse. Case #10-104-SUP-AC.** Map 561, Lot 6-1 at 91 Sheep Davis Road in the Commercial/Light Industrial (C1) District and Aquifer Conservation (AC) Overlay District. The applicant, Lisa Mills dba Nicole's Greenhouse, requests a Special Use Permit from Article 143-68.E, Aquifer Conservation District, which is required for any activity taking place in the District. A related minor site plan will be considered under application #10-106.
4. **Minor Site Plan. Nicole's Greenhouse. Case #10-106.** Map 561, Lot 6-1 at 91 Sheep Davis Road in the Commercial/Light Industrial (C1) District and Aquifer Conservation (AC) Overlay District. The applicant, Lisa Mills dba Nicole's Greenhouse, proposes the outside display of products and materials including propane, bark mulch, hardscape materials, wood pellets, a wood shed, and Christmas trees on the existing parcel as well as the sale of produce inside the existing one-story building.

Conceptual Consultations

Minutes

5. **Review and Approve Meeting Minutes of June 8, 2010**
6. **Review and Approve Meeting Minutes of June 22, 2010**

Miscellaneous

7. **Correspondence**
8. **Committee Reports**
9. **Other Business**
 - a. August 8 Meeting Agenda – Exaction Fees, Nik Coates (CNHRPC) on Energy Efficiency Regulations

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- 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.***