



TOWN OF PEMBROKE

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

Pembroke Planning Board Business Meeting Agenda

**Tuesday, December 8, 2009
7:00 PM at the Pembroke Town Hall**

Attendance

Old Business

1. **Nicole's Greenhouse. Case #09-103.** Applicant requests that Board discusses proposed tree line on approved site plan and determine whether a revised site plan is required.
2. **Update. Red Rock Investments, LLC. Case #04-108. Map 632, Lot 8 at 709 Keith Avenue.** Board to discuss written documents from both Red Rock Investments and Public Service of New Hampshire which provide an update on the status of the Joint Use Agreement and subsequent minor site plan submission.
3. **Major Subdivision. LTC Properties. Case #09-02.** Map 565, Lot 193-3 at 245 Pembroke Hill Road in the Medium-Density Residential (R1) District and the Wetlands Protection (WP) Overlay District. The applicant, LTC Properties Inc, proposes a five-lot residential subdivision on 14.595 acres which includes a new road and a detention pond. *65-day extension expires at this meeting, continuation and new extension requested to January 26, 2010 meeting. Application and public hearing continued from previous meeting. Waiting for legal documentation to be submitted.*
4. **Major Subdivision. Silver Hills Business Park. Case #09-06.** Map 559, Lots 12 and 12-1 at 830 North Pembroke Road in the Rural/Agricultural Residential (R3) District, Aquifer Conservation (AC) Overlay District, Flood Development Overlay District (FD), Shoreland Protection Overlay District (SP), and Wetlands Protection (WP) Overlay District. The applicant, TF Bernier Inc, on behalf of owner Silver Hill Development Corporation, is proposing a five-lot subdivision on two lots totaling 116.1 acres which includes the construction of a new road to be dedicated to the Town. *Extension to 12/08 meeting granted at the last meeting. Application and public hearing continued from previous meeting. Waiting for legal documentation to be submitted.*
5. **Special Use Permit-Wetlands. Concord Sand and Gravel, Inc. Case #09-SUP-14WP.** Map 559, Lot 3 on North Pembroke Road in the Rural Residential (R3) District, Aquifer Conservation (AC) Overlay District, and Wetlands Protection (WP) Overlay District. The applicant, Concord Sand and Gravel Inc., on behalf of owners Robert A. Cole, Successor Trustee of the CS&G Revocable Trust and Lucille A. Ladd, Successor Trustee of the Levi K. Ladd 2004 Revocable Trust, request a Special Use Permit from Article 143-72.E, Wetland Protection District, for the removal of 790sf of wetland on Map 559, Lot 3. This permit is associated with the related excavation expansion plan application #09-107. *Application and public hearing continued from previous meeting to January 26, 2010.*
6. **Special Use Permit-Aquifer. Concord Sand and Gravel, Inc. Case #09-SUP-15AC.** Map 559, Lots 3, 5, and 6 on North Pembroke Road in the Rural Residential (R3) District, Aquifer Conservation (AC) Overlay District, and Wetlands Protection (WP) Overlay District. The applicant, Concord Sand and Gravel Inc., on behalf of owners Robert A. Cole, Successor Trustee of the CS&G Revocable Trust and Lucille A. Ladd,

Successor Trustee of the Levi K. Ladd 2004 Revocable Trust, request a Special Use Permit from Article 143-68.E, Aquifer Conservation District, which is required for any activity taking place in the District, for the use of the existing haul roads on Map 559, Lot 6 by excavation activities on Map 559, Lots 3 and 5. This permit is associated with the related excavation expansion plan application #09-107. *Application and public hearing continued from previous meeting to January 26, 2010.*

7. **Existing Excavation Expansion. Concord Sand and Gravel, Inc. Case #09-107.** Map 559, Lots 3, 5, and 6 and Map 258, Lot 13-3 on North Pembroke Road in the Rural Residential (R3) District, Aquifer Conservation (AC) Overlay District, and Wetlands Protection (WP) Overlay District. The applicant, Concord Sand and Gravel Inc., on behalf of owners Robert A. Cole, Successor Trustee of the CS&G Revocable Trust and Lucille A. Ladd, Successor Trustee of the Levi K. Ladd 2004 Revocable Trust, propose to expand the existing grandfathered mineral extraction and processing operations on Map 559, Lot 6 onto Map 559, Lots 3 and 5, and to retain Map 258, Lot 13-3 as a buffer lot not to be used for excavation. The expansion would encompass 17 acres. *Application and public hearing continued from previous meeting to January 26, 2010.*

New Business

Conceptual Consultation

8. **Map 262, Lot 45 at 373 Fourth Range Road – Dale Robinson Wetlands Special Use Permit.** *Prospective applicant requests that Board determines whether stream alteration and wetland disturbance which has already occurred will require a Wetlands Special Use Permit.*
9. **Map 258, Lot 14-1 at 849-851 Borough Road – Sarah Perry Wetlands Special Use Permit.** *Prospective applicant requests that the Board determines whether a Wetlands Special Use Permit will be required for future driveway construction over a wetland vs. a wet drainage area.*

Zoning Amendments

10. **Final Review and Order Determination of Amendments for January 12, 2010 Public Hearing**

Minutes

11. **Review and Approve Meeting Minutes of October 13, 2009**
12. **Review and Approve Meeting Minutes of October 27, 2009**
13. **Review and Approve Meeting Minutes of November 24, 2009**

Miscellaneous

14. **Correspondence**
15. **Committee Reports**
16. **Other Business**
 - a. January 12 Meeting Agenda – Zoning amendment public hearings
 - b. Planner Items
 - i. Required CTAP “Road Map” Exercise Due – Complete recommendation prioritization or delegate to Staff?
 - 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.***