



TOWN OF PEMBROKE

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

Pembroke Planning Board Business Meeting Agenda

**Tuesday, October 27, 2009
7:00 PM at the Pembroke Town Hall**

Attendance

Old Business

- 1. Condominium Site Plan Revocation. Chickering Meadow. Case #03-104, #03-105, and #07-104.** Map 266, Lot 58-10-38 at 214C Cardigan Drive, Lots 58-11-57 and 58-11-60 at 226A and 226D Liberty Drive respectively, Lots 58-11-61 and 58-11-64 at 228A and 228D Liberty Drive respectively, Lots 58-11-65, 58-11-66, and 58-11-68 at 230A, 230B, and 230D Liberty Drive respectively, and Lots 58-11-69 and 58-11-70 at 232A and 232B Liberty Drive respectively in the Medium Density-Residential (R1) District. The Planning Board will consider revoking the condominium site plan approval granted on October 28, 2003 and its amendment on November 27, 2007 on the basis of non-completion of site improvements. *Application and public hearing continued from previous meeting. Deadline to complete open items on Phases 1 and 2 and items from Phase 3 not dependent on weather is October 27.*
- 2. 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 this meeting. Application and public hearing continued from previous meeting.*
- 3. 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. *Application accepted as complete. Extension to 10/27 meeting granted by Board at the last meeting. Application and public hearing continued from previous meeting.*
- 4. Pembroke Crossing and The Meathouse. Case #05-102, #06-105, and #07-103.** *Board to discuss the change in the Pembroke Crossing signage from the approved plan and the installation of a greasetrap at The Meathouse.*
- 5. Nicole's Greenhouse. Case #09-103.** *Board to discuss work being done on site without a signed and registered site plan and tree removal mitigation.*

New Business

- 6. Voluntary Merger. Godfrey. Case #09-09.** Map 264, Lots 94 and 94-1 on 237 Fourth Range Road and Kimball Road, respectively. The owner, John J. T. Godfrey, Trustee of the John J T Godfrey Revised Trust, requests a merger of both parcels into one lot. The merged lot would total 5.5 acres.

7. **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.
8. **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.
9. **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.

Minutes

10. Review and Approve Meeting Minutes of October 13, 2009

Miscellaneous

11. Correspondence

12. Committee Reports

13. Other Business

- a. November 10 Work Session Agenda – Zoning amendments
- 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.*