



# TOWN OF PEMBROKE

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

## Pembroke Planning Board Business Meeting Agenda

**Tuesday, February 23, 2010  
7:00 PM at the Pembroke Town Hall**

### Attendance

### Old Business

1. **Update on Site Plan Progress. Chickering Meadow. Case #03-104, #03-105, and #07-104.** Board to discuss progress on open items on Phases 1 and 2 from Town Engineer's punchlist as identified by Departments.
2. **Update on Site Plan Progress. Nicole's Greenhouse. Case #09-103.** Board to discuss progress with applicant on screening along the back property line.
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. *Extension granted at last meeting to expire 2/23. Application and public hearing continued from previous meeting.*
4. **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.*
5. **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.*

*Continued*

6. **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.*
7. **Special Use Permit-Aquifer. WS Dennison Cabinets, Inc. Case #09-SUP-16AC.** Map 559, Lot 12 on Silver Hills Drive at 796-826 North Pembroke Road in the Rural Residential (R3) District, Aquifer Conservation (AC) Overlay District, and Wetlands Protection (WP) Overlay District. The applicant, Wayne Dennison, WS Dennison Cabinets, Inc., on behalf of owner Frank Merrill, Silver Hill Development Corp., 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 major site plan application #09-108, a manufacturing facility for wooden cabinets. *Application and public hearing continued from previous meeting.*
8. **Major Site Plan. WS Dennison Cabinets, Inc. Case #09-108.** Map 559, Lot 12 on Silver Hills Drive at 796-826 North Pembroke Road in the Rural Residential (R3) District, Aquifer Conservation (AC) Overlay District, and Wetlands Protection (WP) Overlay District. The applicant, Wayne Dennison, WS Dennison Cabinets, Inc., on behalf of owner Frank Merrill, Silver Hill Development Corp., proposes the construction of a new 19,200sf facility for the manufacture of wooden cabinets with associated paved driveways and parking. *Application accepted as complete at last meeting. Application and public hearing continued from previous meeting.*

#### **New Business**

9. **Special Use Permit-Aquifer. New England Flower Farms, LLC. Case #10-101-SUP-AC.** Map 559, Lot 14 at 830 North Pembroke Road in the Rural Residential (R3) District, Aquifer Conservation (AC) Overlay District, Floodplain Development (FP) Overlay District, and Shoreland Protection (SP) Overlay District. The applicant, New England Flower Farms, LLC, 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 major site plan amendment application #10-101 to construct a 56,196 sf addition to the existing greenhouses.
10. **Major Site Plan Amendment. New England Flower Farms, LLC. Case #10-101.** Map 559, Lot 14 at 830 North Pembroke Road in the Rural Residential (R3) District, Aquifer Conservation (AC) Overlay District, Floodplain Development (FP) Overlay District, and Shoreland Protection (SP) Overlay District. The applicant, New England Flower Farms, LLC, proposes the construction of a 56,196 sf addition to the existing greenhouses.

#### **Conceptual Consultation**

#### **Minutes**

11. **Review and Approve Meeting Minutes of January 26, 2010**
12. **Review and Approve Meeting Minutes of February 9, 2010**

*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.*

Miscellaneous

13. Correspondence

14. Committee Reports

15. Other Business

- a. March 9 Meeting Agenda – last changes to new Board applications and fees for public hearing - hold the meeting (Town Meeting)?
- b. Planner Items
- c. Board Member Items
- d. Audience Items

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