



TOWN OF PEMBROKE

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

Pembroke Planning Board Business Meeting Agenda

**Tuesday, July 28, 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. *Noticed as a public hearing.*
- 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. *Application continued from previous meeting. Applicant submitted request for continuance to the 8/25/09 meeting.*
- 3. Special Use Permit. Silver Hills Business Park. Case #09-SUP-9AC.** 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, 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 major subdivision will be considered under application #09-06. *Development of Regional Impact under RSA 36:55, II, proximity to the borders of a neighboring community; III, transportation networks; and V, proximity to aquifers or surface waters which transcend municipal boundaries declared at June meeting. Board to consider for approval. Application advertised as a public hearing.*
- 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. *Development of Regional Impact under RSA 36:55, II, proximity to the borders of a neighboring community; III, transportation networks; and V, proximity to aquifers or surface waters which transcend municipal boundaries declared at June meeting. Board to consider for acceptance. Application advertised as a public hearing.*

***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.***

5. **Special Use Permit. JBH Helicopter Services. Case #09-SUP-10AC.** Map 561, Lot 25 at 720 Clough Mill Road in Commercial/Light Industrial (C1) District and the Aquifer Conservation (AC) Overlay District. The applicant, Bruss Construction, Inc., on behalf of owners Newcomb Group, LLC, requests a Special Use Permit from Article 143-68.D-2, E-2, G and H, Aquifer Conservation District, which is required for any activity taking place in the District. A minor site plan amendment will be considered under application #08-112A2. *Application continued from the last meeting. Board to consider for approval. Application advertised as a public hearing.*

6. **Minor Site Plan Amendment. JBH Helicopter Services. Case #08-112A2.** Map 561, Lot 25 at 720 Clough Mill Road in Commercial/Light Industrial (C1) District and the Aquifer Conservation (AC) Overlay District. The applicant, Bruss Construction, Inc., on behalf of owners Newcomb Group, LLC, proposes changes to the previously approved detention pond at JBI Helicopter Services. *Application continued from the last meeting. Board to consider for acceptance. Application advertised as a public hearing.*

New Business

Conceptual Consultation

7. **Buck Street Merger/Lot Line Adjustment.** *Board and applicant to discuss a voluntary merger and lot line adjustment of three lots, two of which are non-conforming, in the R-1 District and Aquifer Conservation and Floodplain Overlay Districts.*

Minutes

8. **Review and Approve Meeting Minutes of July 14, 2009**

Miscellaneous

9. **Correspondence**
10. **Appointment of Planning Board Member to Capital Improvements Program (CIP) Committee**
11. **Committee Reports**
12. **Other Business**
 - a. August 11 Work Session Agenda – Finalize PB Applications and Fees, Review Definitions, Review Buildable vs. Nonbuildable Area, Discuss Zoning Ordinance Changes
 - b. Planner Items
 - c. Board Member Items
 - d. Audience Items

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