



TOWN OF PEMBROKE

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

Pembroke Planning Board Business Meeting Agenda

**Tuesday, September 22, 2009
7:00 PM at the Pembroke Town Hall**

Attendance

6:00 PM – Site Walk at Chickering Meadow

7:00 PM – Business to begin when site walk is concluded:

Old Business

- 1. Update. Red Rock Investments, LLC. Case #04-108. Map 632, Lot 8 at 709 Keith Avenue.** A representative to the owner, Keith Anastasy, dba Red Rock Investments, LLC, will provide an update on the status of the Joint Use Agreement with Public Service of New Hampshire and subsequent minor site plan submission.
- 2. 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. *Site walk this evening to determine whether punchlist is complete. Public hearing concluded. Continued from previous meeting. Thirty-day deadline to complete improvements was August 27.*
- 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. *Applicant received a 65-day extension and a continuation from the previous meeting. Public hearing concluded.*
- 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. *Application accepted as complete. Sixty-five day timeframe will expire after this meeting. Public hearing concluded. Application continued from previous meeting.*
- 5. Special Use Permit. Nicole's Greenhouse. Case #09-SUP-10AC.** 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, on behalf of owner Real Estate Unlimited Inc., 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 site plan will be considered under application #09-103. *Application continued from the previous meeting.*

6. **Major Site Plan. Nicole's Greenhouse. Case #09-103.** 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, on behalf of owner Real Estate Unlimited Inc., proposes the construction of four greenhouses for the sale of horticulture, floriculture, and garden supplies. *Application accepted as complete. Application continued from previous meeting. Public hearing has not yet been held.*

New Business

7. **Special Use Permit. Green Mountain Realty Corp. Case #09-SUP-13AC.** Map 632, Lot 18-2 at 702 Riverwood Drive in the Commercial/Light Industrial (C1) District and Aquifer Conservation (AC) Overlay District. The applicant, Green Mountain Realty Corp., on behalf of owner GNV Realty, 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. A related minor site plan will be considered under application #09-105.
8. **Minor Site Plan. Green Mountain Realty Corp. Case #09-105** Map 632, Lot 18-2 at 702 Riverwood Drive in the Commercial/Light Industrial (C1) District and Aquifer Conservation (AC) Overlay District. The applicant, Green Mountain Realty Corp., on behalf of owner GNV Realty, LLC, proposes to expand the existing parking area and create a company vehicle parking area.
9. **Special Use Permit. Airgas-East. Case #09-SUP-12AC.** Map 561, Lot 12 at 121 Sheep Davis Road in the Commercial/Light Industrial (C1) District and Aquifer Conservation (AC) Overlay District. The applicant, TF Bernier Inc., on behalf of owner Airgas-East, Inc., formerly Wakeman Realty Trust, 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 #09-106.
10. **Minor Site Plan. Airgas-East. Case #09-106.** Map 561, Lot 12 at 121 Sheep Davis Road in the Commercial/Light Industrial (C1) District and Aquifer Conservation (AC) Overlay District. The applicant, TF Bernier Inc., on behalf of owner Airgas-East, Inc., formerly Wakeman Realty Trust, proposes the construction of a new 20'x40' safety storage shed and perimeter safety fence.

Minutes

11. **Review and Approve Meeting Minutes of August 11, 2009**
12. **Review and Approve Meeting Minutes of September 8, 2009**

Miscellaneous

13. **Correspondence**
14. **Committee Reports**
15. **Other Business**
 - a. October 13 Work Session Agenda – Zoning amendments
 - b. Planner Items – Application Requirements for Meathouse Portable Storage Units
 - 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.*