



TOWN OF PEMBROKE

Town Hall ~ 311 Pembroke Street, Pembroke, New Hampshire 03275

Tel: 603-485-4747

Pembroke Planning Board Business Agenda Town Hall July 26, 2022 6:30 PM

To provide sufficient time for all agenda items, the Board reserves the right to impose time limits on any public hearing and continue that hearing to a future agenda. The Board makes a concerted effort to conclude all business before 9:30pm. In the event that a meeting approaches 9:00pm, the Board may take a vote on whether to proceed with the agenda or to continue the remaining hearings to the next business meeting. Public hearings that are continued will not be re-noticed, so please contact the Planning Office if you have interest in a particular application.

Attendance

Old Business

- 1. Major Subdivision Application #22-01, Keystone Pembroke, LLC, owner of Tax Map 634, Lot 23 located at 42 Whittemore Road in the Limited Office (LO) Zone, the Aquifer Conservation (AC) District, and the Wetlands Protection (WP) District.**

The Applicant proposes to subdivide the lot into five lots: three single-family residential lots to be served by town water and sewer, one lot for proposed multifamily development, and the remainder as part of the golf course.

- 2. Major Site Plan Application #22-101, Keystone Pembroke, LLC, owner of Tax Map 634, Lot 23 located at 42 Whittemore Road in the Limited Office (LO) Zone, the Aquifer Conservation (AC) District, and the Wetlands Protection (WP) District.**

The Applicant proposes a 62-unit multifamily townhouse development to be served by town water, town sewer, and private roadway network.

➤ **Special Use Permit Application SUP-AC #22-305**

The Applicant requests a Special Use Permit in accordance with Article 143-68.E., Aquifer Conservation District, for residential use over the aquifer.

➤ **Special Use Permit Application SUP-WP #22-306**

The Applicant requests a Special Use Permit in accordance with Article 143-72.D.(2) and (3), Wetlands Protection District, for impacts to the wetlands and wetlands buffer to construct a roadway and alter the surface configuration of the land. The project includes 73,000 SF of buffer impacts and 365 SF of permanent wetland impacts.

New Business

For more information on agenda items, contact the Planning Office 8-4:30 p.m. Mon-Fri, (603) 485-4747, ext. 210.

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3. **Major Site Plan Application #22-102, Scott Frankiewicz, New Hampshire Land Consultants, PLLC acting as Applicant on behalf of Kimball Street LLC, owner of Tax Map VE, Lot 132-1 located at 11-13 Kimball Street in the Business/Residential (B1) Zone, the Central Business District (B2) Zone, the Municipal Separate Storm Sewer System (MS4) District, and the Aquifer Conservation (AC) District.**

The Applicant proposes to construct a 6-unit residential development with associated parking and drainage to be served by town water and sewer.

➤ **Special Use Permit Application SUP-AC #22-307**

The Applicant requests a Special Use Permit in accordance with Article 143-68.E., Aquifer Conservation District, for residential use over the aquifer.

4. **Special Use Permit Applications SUP-AC #22-308 and SUP-WP #22-309, Stantec Consulting Services, Inc. acting as Applicant on behalf of Eversource Energy, owner of a utility easement across Tax Map 632, Lots 2, 4, 8, 11, and 18 and Tax Map 634-47 located in the Commercial/Light Industrial (C1) Zone, the Soucook River Development (SR) Zone, and the Aquifer Conservation (AC), Floodplain Development (FD), and Wetlands Protection (WP) Districts.**

➤ The Applicant requests a Special Use Permit in accordance with Article 143-68.E. for utility construction in the Aquifer Conservation District.

➤ The Applicant requests a Special Use Permit in accordance with Article 143-72.D.(2) for utility construction within wetlands and wetland buffers.

5. **Special Use Permit Application SUP-WP #22-310, Christopher Danforth, Keach-Nordstrom Associates, Inc. acting as Applicant on behalf of Pascal Belperron, owner of Tax Map 565, Lot 193-3 located at 245 Pembroke Hill Road in the Medium Density Residential (R1) Zone and the Wetlands Protection (WP) District.**

➤ The Applicant requests a Special Use Permit in accordance with Article 143-72.D. to construct a driveway with one wetland crossing.

Minutes

- June 14, 2022
- June 28, 2022
- July 12, 2022

Miscellaneous

1. Correspondence
2. Committee Reports
3. Other Business
4. Planner Items
5. Board Member Items
6. Audience Items