



TOWN OF PEMBROKE

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

Tel: 603-485-4747

Pembroke Planning Board Business Agenda Town Hall August 23, 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 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.

New Business

- 2. Major Site Plan Application #22-103, Kent Brown, Brown Engineering, LLC acting as Applicant on behalf of Blue Box, LLC, owner of Tax Map 561, Lot 9 located at 65 Sheep David Road in the Commercial/Light Industrial (C1) Zone and the Aquifer Conservation (AC) District.**

The Applicant proposes to develop the site for use as a Blue Box storage unit facility, including new pavement and stormwater improvements.

➤ **Special Use Permit Application SUP-AC #22-311**

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

- 3. Minor Site Plan Application #22-104, Pembroke Golf, LLC, owner of Tax Map 634, Lot 2 located at 45 Whittemore Road in the Medium Density Residential (R1)**

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

T:\TownAdmin\LWilliams\My Documents\WEB UPLOADS TO DO\08-23-22 pb agenda.docx

Zone, the Aquifer Conservation (AC) District, and the Wetlands Protection (WP) District.

The Applicant proposes a new driving range, including a new cart path and site grading.

➤ **Special Use Permit Application SUP-AC #22-312**

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

➤ **Special Use Permit Application SUP-WP #22-313**

The Applicant requests a Special Use Permit in accordance with Article 143-72.D.(3), Wetlands Protection District, for impacts to the wetland buffer.

Minutes

August 9, 2022

Miscellaneous

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