



TOWN OF PEMBROKE

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

Tel: 603-485-4747

Pembroke Planning Board Business Agenda Town Hall February 28, 2023 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

New Business

- 1. Special Use Permit Applications SUP-AC #23-101, SUP-WP #23-302, and SUP-SP 23-303, Stantec Consulting Services, Inc. acting as Applicant on behalf of Eversource Energy, owner of a utility easement across Tax Maps 632, 561, 563, 260, 262, 868, and 937 on multiple lots along the M108 and G146 transmission lines, located in the Commercial/Light Industrial (C1) Zone, the Soucook River Development (SR) Zone, the Rural Residential/Agricultural (R3) Zone, and the Aquifer Conservation (AC), Shoreland Protection (SP), 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, wetland buffers, and potential vernal pool buffers.
 - The Applicant requests a Special Use Permit in accordance with Article 143-71.E. for utility construction within the shoreland protection district.
- 2. Minor Subdivision Application #23-02, Christopher Swiniarski, Esq., Devine Millimet acting as Applicant on behalf of FW Holdings, LLC, owner of Tax Map 266, Lot 85-49 located at 162 Tina Dr. in the Medium Density Residential (R1) Zone.**

The Applicant proposes a convert an existing two-family home into condominium ownership. No physical changes are proposed, only the form of ownership.
- 3. Minor Subdivision Application #23-03, Christopher Swiniarski, Esq., Devine Millimet acting as Applicant on behalf of FW Holdings, LLC, owner of Tax Map 266, Lot 85-45 located at 163 Tina Dr. in the Medium Density Residential (R1) Zone.**

The Applicant proposes a convert an existing two-family home into condominium ownership. No physical changes are proposed, only the form of ownership.

Presentation

4. Nicholas Golon, TF Moran, acting as applicant on behalf of Big Step, LLC, owner of 7 Break O'Day Drive, Concord, NH.

The Applicant is currently before the Concord Planning Board with a site plan application for a charitable gaming hall, hotel, and restaurant. The application was determined to be a Development of Regional Impact. Therefore, the applicant requested to present the project to the Pembroke Planning Board to answer any questions or address any concerns.

Minutes

February 14, 2023

Miscellaneous

1. Correspondence
 - A. CNHRPC Transportation Data Collection Program 2023
2. Committee Reports
3. Other Business
4. Planner Items
5. Board Member Items
6. Audience Items