



TOWN OF PEMBROKE

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

Tel: 603-485-4747

Pembroke Planning Board Workshop Agenda Town Hall January 9, 2024 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

Public Hearings

1. First Public Hearing on Proposed Zoning Amendments for 2024 Town Meeting

Amendment #1

Are you in favor of the adoption of Amendment #1, as proposed by the Planning Board, for the Pembroke Zoning Ordinance as follows: amend Article VIII, Signs to remove content-based regulations in accordance with the 2014 Supreme Court ruling on content-neutrality as it relates to the first amendment, reformat the Ordinance to be user-friendly, and amend 143-28.G. Minor Home Business, §143-29.G. Major Home Business, §143-30.1.D.(5) Office Conversion, and §143-42.F. Commercial Kennels as they relate to signs and content-neutrality. No substantive changes are proposed to the regulations?

Amendment #2

Are you in favor of the adoption of Amendment #2, as proposed by the Planning Board, for the Pembroke Zoning Ordinance to amend Article VIII, Signs to allow off-premise signs in the B1, B2, and LO Districts by special exception of the Zoning Board?

Amendment #3

Are you in favor of the adoption of Amendment #3, as proposed by the Planning Board, for the Pembroke Zoning Ordinance to amend Article VIII, Signs to allow signs to cover window sills and architectural molding?

Amendment #4

Are you in favor of the adoption of Amendment #4, as proposed by the Planning Board, for the Pembroke Zoning Ordinance as follows: amend §143-8, Definitions and §143-69, Floodplain Development District as necessary to comply with requirements of the National Flood Insurance Program?

Amendment #5

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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Are you in favor of the adoption of Amendment #5, as proposed by the Planning Board, for the Pembroke Zoning Ordinance to amend the provisions regarding Manufactured Housing Parks by inserting proper references to the Table of Dimensional and Density Standards, which was updated last year?

Amendment #6

Are you in favor of the adoption of Amendment #6, as proposed by the Planning Board, for the Pembroke Zoning Ordinance to remove from the purposes of the Wetlands Protection District the purpose of “encouraging uses that can be appropriately and safely located in wetland areas”?

Amendment #7

Are you in favor of the adoption of Amendment #7, as proposed by the Planning Board, for the Pembroke Zoning Ordinance to amend Article IXA Soucook River (SR) Development District to add a new section §143-72.23. to allow residential use, not to exceed 50% of total development, by special use permit of the Planning Board?

Minutes & Finding of Facts

December 12, 2023

Miscellaneous

1. Correspondence
 - A. DRI – Granite State Baptist Church expansion, 236 Sheep Davis Rd., Concord
2. Committee Reports
3. Other Business
4. Planner Items
5. Board Member Items
6. Audience Items