



TOWN OF PEMBROKE

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

Tel: 603-485-4747

Pembroke Planning Board Business Agenda Town Hall* January 23, 2024 6:30 PM

****Please note, if at any time the meeting room exceeds capacity, the meeting will recess and reconvene at the Pembroke Academy auditorium.***

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.

Open Meeting at 6:30 P.M.

Attendance

Minutes

- January 9, 2023

Miscellaneous

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

Open Public Hearings at 7:00 P.M. after Polls Close

Old Business

1. **Major Site Plan Application #21-103, Timothy Bernier, T. F. Bernier, Inc. acting as Applicant on behalf of 316-318 Borough Road, LLC, owner of Tax Map 561, Lot 36 located at 316-318 Borough Rd. in the Commercial/Light Industrial (C1) Zone and the Aquifer Conservation (AC) District.**

The Applicant proposes to construct new worker housing buildings for seasonal agricultural workers employed by New England Flower Farms. The site includes paved parking, municipal water and sewer, stormwater ponds, and recreation area.

➤ **Special Use Permit Application SUP-AC #23-309**

For more information on agenda items, contact the Planning Office 8-4:30 p.m. Mon-Fri, (603) 485-4747, ext. 1210.

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

New Business

2. **Minor Subdivision Application #24-01, Peter Holden, Holden Engineering & Surveying, Inc. acting as Applicant on behalf of Edward and Karen Lavallee, Trustees of the Lavallee Family 2017 Trust owners of Tax Map 941, Lots 45-1 and 46 located at 310 & 314 Buck St. in the Medium Density Residential (R1) Zone, the Aquifer Conservation (AC) District, the Wetland Protection (WP) District, and the MS4 District.**

The Applicant proposes a lot line adjustment to convey 21,894 SF from Lot 45-1 to Lot 46.

3. **Minor Site Plan Application #24-101, Robert Azevedo acting as Applicant on behalf of Francis J. Cassidy, owner of Tax Map VW, Lot 115 located at 134 Main St. in the Central Business (B2) Zone, the Aquifer Conservation (AC) District, the Suncook Business (SB) District, and the MS4 District.**

The Applicant proposes a change in use from retail to food service with associated live music.

➤ **Special Use Permit Application SUP-AC #24-301**

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

Miscellaneous Continued

1. Audience Items