



TOWN OF PEMBROKE

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

Tel: 603-485-4747

Pembroke Planning Board Business Agenda Pembroke Town Hall August 28, 2018 7:00 PM

Attendance

Request to Continue

- 1. Major Subdivision Application #16-06, Pembroke Meadows, LLC and DHB Homes, LLC. (c/o Bob Meissner), on Tax Maps 264, 266, and 567, Lots 4 and 7, 25-4 and 26, and 1 respectively located at 282 Pembroke Street, in the Medium Density-Residential (R1) Zone, Architectural Design (AD) District, the Wetlands Protection (WP) District, and the Aquifer Conservation (AC) District, and.** The applicant Patrick R. Colburn, P.E. of Keach-Nordstrom Associates, Inc., on behalf of the property owner Pembroke Meadows, LLC and DHB Homes, LLC (Bob Meissner) is proposing a major subdivision that includes: the consolidation/merger of five existing lots of record, totaling approximately 125 acres of land, and re-subdivide the consolidated lots in order to create 110 new residential building lots, connection to municipal water and sewer systems, and the construction of approximately 10,800 linear feet of new roadway.
- 2. Special Use Permit Application SUP-WP #16-308, Pembroke Meadows, LLC and DHB Homes, LLC. (c/o Bob Meissner), on Tax Maps 264, 266, and 567, Lots 4 and 7, 25-4 and 26, and 1 respectively located at 282 Pembroke Street, in the Medium Density-Residential (R1) Zone, Architectural Design (AD) District, the Wetlands Protection (WP) District, and the Aquifer Conservation (AC) District.** The applicant Patrick R. Colburn, P.E. of Keach-Nordstrom Associates, Inc., on behalf of the property owner Pembroke Meadows, LLC and DHB Homes, LLC (Bob Meissner), requests a Special Use Permit from Article 143.72. D (2), Wetlands Protection District, which is required for the construction of streets, roads, and other access ways and utility rights-of-way, if essential to the productive use of adjoining land. This permit is associated with Major Subdivision Plan application #16-06.
- 3. Special Use Permit Application SUP-AC #16-309, Pembroke Meadows, LLC and DHB Homes, LLC. (c/o Bob Meissner), on Tax Maps 264, 266, and 567, Lots 4 and 7, 25-4 and 26, and 1 respectively located at 282 Pembroke Street,**

Any time after 9:30 p.m. the Board will entertain a motion to continue the current application or current Board discussion to the next business meeting if it is determined it cannot be concluded by 10 p.m. After 10 p.m., only important miscellaneous agenda items will be discussed. Any remaining items will be placed on the agenda for the next regular Planning Board meeting. Information pertaining to any item on the agenda is available for public review by contacting the Planning Office at the Town Hall during normal business hours or by calling 485-4747 ext. 210

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in the Medium Density-Residential (R1) Zone, Architectural Design (AD) District, the Wetlands Protection (WP) District, and the Aquifer Conservation (AC) District. The applicant Patrick R. Colburn, P.E. of Keach-Nordstrom Associates, Inc., on behalf of the property owner Pembroke Meadows, LLC and DHB Homes, LLC (Bob Meissner), requests a Special Use Permit from Article 143-68.E, Aquifer Conservation District for construction roads, utilities, infrastructure, and building lots for a 110-lot subdivision. A Special Use Permit is required for any activity taking place within the Aquifer Conservation (AC) District. This permit is associated with Major Subdivision Plan application #16-06.

- 4. Major Subdivision Plan Application #18-06, Eric Pearson, Equivise, LLC, acting as Applicant on behalf of Cole Family Trust, owner of Tax Map 565, Lot 55 located at 354-356 Pembroke Street in the Medium Density (R1) Residential Zone, the Aquifer Conservation (AC) District, the Wetlands Protection (WP) District, and the Architectural Design (AD) District.**

The Applicant proposes to subdivide Map 565, Lot 55 into sixteen (16) single-family residential lots on a proposed roadway. The proposed development will be serviced by municipal water and sewer, and includes a closed drainage system and associated drainage easement area. This permit is associated with Special Use Permits for the AC and WP Districts (SUP-AC #18-307 and SUP-WP #18-308).

Request to continue to the September 25, 2018 Planning Board meeting.

- 5. Special Use Permit Application SUP-AC #18-307, Eric Pearson, Equivise, LLC, acting as Applicant on behalf of Cole Family Trust, owner of Tax Map 565, Lot 55 located at 354-356 Pembroke Street in the Medium Density (R1) Residential Zone, the Aquifer Conservation (AC) District, the Wetlands Protection (WP) District, and the Architectural Design (AD) District.**

The Applicant requests a Special Use Permit from Article 143-68.E., Aquifer Conservation District, for single-family residential use over the aquifer. This permit is associated with Major Subdivision Plan Application #18-06.

Request to continue to the September 25, 2018 Planning Board meeting.

- 6. Special Use Permit Application SUP-WP #18-308, Eric Pearson, Equivise, LLC, acting as Applicant on behalf of Cole Family Trust, owner of Tax Map 565, Lot 55 located at 354-356 Pembroke Street in the Medium Density (R1) Residential Zone, the Aquifer Conservation (AC) District, the Wetlands Protection (WP) District, and the Architectural Design (AD) District.**

The Applicant requests a Special Use Permit from Article 143-72.D., Wetlands Protection District, for single-family residential use on a parcel containing wetlands. This permit is associated with Major Subdivision Plan Application #18-06.

Request to continue to the September 25, 2018 Planning Board meeting.

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New Business

1. **Minor Site Plan Application #18-104, Eric Steinhauser, PE, Sanborn, Head & Associates, Inc., acting as Applicant on behalf of NG Advantage, LLC, owner of Tax Map 634, Lot 41-2 located at 10 Cooperative Way in the Soucook River Development (SR) Zone, the Aquifer Conservation (AC) District, and the Architectural Design (AD) District.**

The Applicant proposes the addition of one new 40' x 8' decompression skid and the relocation of one existing 40' x 8' decompression skid. This plan is associated with Special Use Permit Application SUP-AC #18-309.

2. **Special Use Permit Application SUP-AC #18-309, Eric Steinhauser, PE, Sanborn, Head & Associates, Inc., acting as Applicant on behalf of NG Advantage, LLC, owner of Tax Map 634, Lot 41-2 located at 10 Cooperative Way in the Soucook River Development (SR) Zone, the Aquifer Conservation (AC) District, and the Architectural Design (AD) District.**

The Applicant requests a Special Use Permit in accordance with Article 143-68.E., Aquifer Conservation District, for private utility use over the aquifer. This permit is associated with Minor Site Plan Application #18-104.

3. **Major Site Plan Application #18-105, Erin Lambert, PE & Chris Nadeau, PE, Nobis Group, acting as Applicant on behalf of Abrasives & Tools of NH, Inc., owner of Tax Map 563, Lot 1 located at 49 Sheep Davis Rd. in the Commercial/Light Industrial (C1) Zone and the Aquifer Conservation (AC) District.**

The Applicant proposes a 2,500 SF building addition, new 350 SF loading dock on the existing building, and reconstruction of the parking area including stormwater improvements. This plan is associated with Special Use Permit Application SUP-AC #18-310.

4. **Special Use Permit Application SUP-AC #18-310, Erin Lambert, PE & Chris Nadeau, PE, Nobis Group, acting as Applicant on behalf of Abrasives & Tools of NH, Inc., owner of Tax Map 563, Lot 1 located at 49 Sheep Davis Rd. in the Commercial/Light Industrial (C1) Zone and the Aquifer Conservation (AC) District.**

The Applicant requests a Special Use Permit in accordance with Article 143-68.E., Aquifer Conservation District, for warehouse/office use over the aquifer. This permit is associated with Major Site Plan Application #18-105.

Minutes July 24, 2018

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Miscellaneous

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

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