



TOWN OF PEMBROKE

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

Tel: 603-485-4747

Pembroke Planning Board Business Agenda Pembroke Town Hall January 22, 2019 7:00 PM

Attendance

Public Hearing

Final Public Hearing on Proposed Zoning Amendments for 2019 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 to amend §143-8 Definitions to add a new definition for "Shed," as follows:

SHED – A utility shed or greenhouse not larger than three hundred twenty (320) square feet of floor area with a height not greater than twelve (12) feet from the floor to the top of the ridge.

The purpose of Amendment #1 is to add a definition for "Shed."

New Business

- 1. Major Site Plan Application #18-108, Jorge Santana, Pace Career Academy, acting as Applicant on behalf of Riverwood Drive, LLC, owner of Tax Map 632, Lot 18-4 located at 716-718 Riverwood Drive in the Commercial/Light Industrial (C1) Zone and the Aquifer Conservation (AC) District.**
The Applicant proposes a change of use from retail to educational (charter high school). This plan is associated with Aquifer Special Use Permit SUP-AC #18-317.
- 2. Special Use Permit Application SUP-AC #18-317, Jorge Santana, Pace Career Academy, acting as Applicant on behalf of Riverwood Drive, LLC, owner of Tax Map 632, Lot 18-4 located at 716-718 Riverwood Drive 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 educational use over the aquifer. This permit is associated with Major Site Plan Application #18-108.
- 3. Lot Line Adjustment Application Subdivision #18-08, Timothy F. Bernier, T. F. Bernier, Inc., acting as Applicant on behalf of Silver Hill Development**

After 10 p.m., only important agenda items will be discussed. Any remaining items will be placed on the agenda for the next regular Planning Board meeting. For more information on agenda items, contact the Planning Office 8-4:30 p.m. Monday-Friday, (603) 485-4747, ext. 210.

Corporation, owner of Tax Map 559, Lot 12, located at 774-778 Silver Hills Drive and New England Flower Farms, LLC, owner of Tax Map 559, Lot 14, located at 830 North Pembroke Road, in the Rural/Agricultural-Residential (R3) Zone, the Aquifer Conservation (AC) District, the Wetlands Protection (WP) District, the Floodplain Development (FD) District, and the Shoreland Protection (SP) District.

The Applicant proposes a lot line adjustment to convey 3.75 acres from Lot 12 to Lot 14.

- 4. Major Site Plan Application #18-107, Timothy Bernier, T. F. Bernier, Inc., acting as Applicant on behalf of New England Flower Farms, LLC, owner of Tax Map 559, Lot 14 located at 830 North Pembroke Road in the Rural/Agricultural-Residential (R3) Zone, the Aquifer Conservation (AC) District, the Wetlands Protection (WP) District, the Floodplain Development (FD) District, and the Shoreland Protection (SP) District.**

The Applicant proposes to construct a 57,204 sq. ft. addition to an existing greenhouse. This plan is associated with Special Use Permits for the AC and WP Districts (SUP-AC #18-315 and SUP-WP #18-316).

- 5. Special Use Permit Application SUP-AC #18-315, Timothy Bernier, T. F. Bernier, Inc., acting as Applicant on behalf of New England Flower Farms, LLC, owner of Tax Map 559, Lot 14 located at 830 North Pembroke Road in the Rural/Agricultural-Residential (R3) Zone, the Aquifer Conservation (AC) District, the Wetlands Protection (WP) District, the Floodplain Development (FD) District, and the Shoreland Protection (SP) District.**

The Applicant requests a Special Use Permit in accordance with Article 143-68.E., Aquifer Conservation District, for agricultural use over the aquifer. This permit is associated with Major Site Plan Application #18-107.

- 6. Special Use Permit Application SUP-WP #18-316, Timothy Bernier, T. F. Bernier, Inc., acting as Applicant on behalf of New England Flower Farms, LLC, owner of Tax Map 559, Lot 14 located at 830 North Pembroke Road in the Rural/Agricultural-Residential (R3) Zone, the Aquifer Conservation (AC) District, the Wetlands Protection (WP) District, the Floodplain Development (FD) District, and the Shoreland Protection (SP) District.**

The Applicant requests a Special Use Permit in accordance with Article 143-72.D.(2), Wetlands Protection District, to construct a greenhouse addition on a parcel that contains wetlands.

- 7. Major Subdivision Plan Application #18-09, Jon Rokeh, Rokeh Consulting, LLC, acting as Applicant on behalf of San-Ken Homes, Inc. and SKRE Holdings, LLC, owners of Tax Map 262, Lots 43 & 45 located at 373 Fourth Range Road in the Rural/Agricultural-Residential (R3) Zone and the Wetlands Protection (WP) District.**

The Applicant proposes a 48-lot subdivision, including a new roadway and improvements to Fourth Range Road. All lots will be served by private on-site septic and well. This plan is associated with Special Use Permits SUP-WP #18-318 and SUP-DW #18-319.

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- 8. Special Use Permit Application SUP-WP #18-318, Jon Rokeh, Rokeh Consulting, LLC, acting as Applicant on behalf of San-Ken Homes, Inc. and SKRE Holdings, LLC, owners of Tax Map 262, Lots 43 & 45 located at 373 Fourth Range Road in the Rural/Agricultural-Residential (R3) Zone and the Wetlands Protection (WP) District.**

The Applicant requests a Special Use Permit in accordance with Article 143-72.D., Wetlands Protection District, for construction of roadway resulting in impacts to the wetlands. This permit is associated with Major Subdivision Plan Application #18-09.

- 9. Special Use Permit Application SUP-DW #18-319, Jon Rokeh, Rokeh Consulting, LLC, acting as Applicant on behalf of San-Ken Homes, Inc. and SKRE Holdings, LLC, owners of Tax Map 262, Lots 43 & 45 located at 373 Fourth Range Road in the Rural/Agricultural-Residential (R3) Zone and the Wetlands Protection (WP) District.**

The Applicant requests a Special Use Permit in accordance with Article 143-53, Driveways, to permit three shared driveways in the development. This permit is associated with Major Subdivision Plan Application #18-09.

- 10. Notice of Voluntary Lot Merger per RSA 674:39-a**

Robert D. Hall and Lisa Hall, owners of Tax Map 939, Lots 37 and 38, located at 121-123 Dudley Hill Rd. and 403 East Meadow Lane.

Minutes January 8, 2019

Miscellaneous

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

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