



# TOWN OF PEMBROKE

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

Tel: 603-485-4747

## **Pembroke Planning Board Business Agenda Pembroke Town Hall April 23, 2019 7:00 PM**

### **Attendance**

### **Old Business**

- 1. 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 and Flagg Robinson 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.

- 2. 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.

- 3. 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.

### **New Business**

- 4. Major Subdivision Plan Conditional Approval Extension Request, Subdivision Plan #17-03, Special Use Permit SUP-AC #17-304, Special Use Permit SUP-WP**

*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.*

**#17-305, and Special Use Permit SUP-OSD #17-306. Charles F. Cleary of Wadleigh, Starr, and Peters, PLLC, acting as Applicant on behalf of Keystone Pembroke, LLC, owner of Tax Map 634, Lot 1 located at 31-39 Whittemore Road in the Medium Density (R1) Residential Zone, the Aquifer Conservation (AC) District, and the Wetlands Protection (WP) District.**

Extension Request for Time Limits of Conditional Approval –The Applicant requests a one-year extension of the conditional approval granted on May 22, 2018 (valid until May 22, 2019) for the subdivision of Map 634, Lot 1 into three single-family lots and an Open Space Development consisting of eighteen 4-plex units for a total of 72 residential dwelling units.

- 5. Minor Subdivision Plan Application #19-01, Timothy F. Bernier, T. F. Bernier, Inc., acting as Applicant on behalf of Silver Hill Development 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 Commercial/Light Industrial (C1) 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 18.7 acres from Lot 12 to Lot 14.

- 6. Minor Subdivision Plan Application #19-02, James E. M. Coughlin, Jr., acting as Applicant on behalf of Wilfrid Poirier, owner of Tax Map 563, Lot 90 located at 210 Center Road in the Medium Density-Residential (R1) Zone, the Architectural Design (AD) District, and the Wetlands Protection (WP) District.**

The Applicant proposes to subdivide the parcel into three lots: two residential lots with existing homes and one remainder lot intended to be purchased by the Conservation Commission. In addition, 6,289 SF are to be conveyed to the Right of Way. This plan is associated with Wetlands Special Use Permit SUP-WP #19-301.

- 7. Special Use Permit Application SUP-WP #19-301, James E. M. Coughlin, Jr., acting as Applicant on behalf of Wilfrid Poirier, owner of Tax Map 563, Lot 90 located at 210 Center Road in the Medium Density-Residential (R1) Zone, the Architectural Design (AD) District, and the Wetlands Protection (WP) District.**

The Applicant requests a Special Use Permit in accordance with Article 143-72.D., Wetlands Protection District, for single-family residential and/or conservation use on a parcel containing wetlands. This permit is associated with Minor Subdivision Plan Application #19-02.

## **Minutes**

- April 9, 2019

## **Miscellaneous**

- 1. Correspondence**

- A. CNHRPC Transportation Data Collection Program 2019**
- B. Letter from Steven Lewis dated April 9, 2019**

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

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