



# TOWN OF PEMBROKE

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

Tel: 603-485-4747

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

### **Attendance**

### **Old Business**

***\*\*The following three agenda items have requested to be continued to the August 27, 2019 Planning Board meeting.\*\****

- 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**

*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.*

4. **Minor Site Plan Application #19-101, Peter Holden, Holden Engineering & Surveying, Inc., acting as Applicant on behalf of Jason Cross, Michel's Power, owner of Tax Map 632, Lot 16 located at 94 Sheep Davis Road in the Commercial/Light Industrial (C1) Zone and the Aquifer Conservation (AC) District.**

The Applicant proposes to occupy the H.P. Fairfield site, which is a change in use from automotive to warehouse. Minor site plan improvements include 3,275 sq. ft. of new paved area and new designated outdoor storage areas. This plan is associated with Aquifer Special Use Permit SUP-AC #19-302.

5. **Special Use Permit Application SUP-AC #19-302, Peter Holden, Holden Engineering & Surveying, Inc., acting as Applicant on behalf of Jason Cross, Michel's Power, owner of Tax Map 632, Lot 16 located at 94 Sheep Davis Road 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 use over the aquifer. This permit is associated with Minor Site Plan Application #19-101.

6. **Major Site Plan Application #19-102, 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 157,550 sq. ft. addition to an existing greenhouse, construct a new retention pond, and new paved access drive around the building. This plan is associated with Special Use Permits for the AC and WP Districts (SUP-AC #19-303 and SUP-WP #19-304).

7. **Special Use Permit Application SUP-AC #19-303, 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 #19-102.

8. **Special Use Permit Application SUP-WP #19-304, 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.**

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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.

### **Minutes**

➤ July 9, 2019

### **Miscellaneous**

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

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