



# 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 27, 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 Site Plan Application #19-103, Jeffrey Burd, RJB Engineering, acting as Applicant on behalf of Ric Brown, Inc., owner of Tax Map 561, Lot 5-10-2 located at 307 Commerce Way in the Commercial/Light Industrial (C1) Zone,**

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**the Aquifer Conservation (AC) District, and the Wetlands Protection (WP) District.**

The Applicant proposes to construct two new storage buildings, totaling 6,770 sq. ft., with associated paved access. This plan is associated with Wetlands Special Use Permit SUP-WP #19-307.

- 5. Special Use Permit Application SUP-WP #19-307, Jeffrey Burd, RJB Engineering, acting as Applicant on behalf of Ric Brown, Inc., owner of Tax Map 561, Lot 5-10-2 located at 307 Commerce Way in the Commercial/Light Industrial (C1) Zone, the Aquifer Conservation (AC) District, and the Wetlands Protection (WP) District.**

The Applicant requests a Special Use Permit in accordance with Article 143-72.D., Wetlands Protection District, to construct new storage buildings on a parcel that contains wetlands.

- 6. Major Site Plan Application #19-104, Timothy Bernier, T. F. Bernier, Inc., acting as Applicant on behalf of Pembroke Animal Hospital, owner of Tax Map 563, Lots 5, 5-1 & 5-2 located at 13 Sheep Davis Road in the Commercial/Light Industrial (C1) Zone, the Aquifer Conservation (AC) District, and the Wetlands Protection (WP) District.**

The Applicant proposes to construct a 4,132 sq. ft. addition with new driveway, parking area, and stormwater infrastructure. This plan is associated with Special Use Permits for the AC and WP Districts (SUP-AC #19-305 and SUP-WP #19-306).

- 7. Special Use Permit Application SUP-AC #19-305, Timothy Bernier, T. F. Bernier, Inc., acting as Applicant on behalf of Pembroke Animal Hospital, owner of Tax Map 563, Lots 5, 5-1 & 5-2 located at 13 Sheep Davis Road in the Commercial/Light Industrial (C1) Zone, the Aquifer Conservation (AC) District, and the Wetlands Protection (WP) District.**

The Applicant requests a Special Use Permit in accordance with Article 143-68.E., Aquifer Conservation District, for veterinary/kennel use and parking over the aquifer. This permit is associated with Major Site Plan Application #19-104.

- 8. Special Use Permit Application SUP-WP #19-306, Timothy Bernier, T. F. Bernier, Inc., acting as Applicant on behalf of Pembroke Animal Hospital, owner of Tax Map 563, Lots 5, 5-1 & 5-2 located at 13 Sheep Davis Road in the Commercial/Light Industrial (C1) Zone, the Aquifer Conservation (AC) District, and the Wetlands Protection (WP) District.**

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

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

Pembroke Animal Hospital, PC, owner of Tax Map 563, Lots 5, 5-1, and 5-2, located at 13 & 17 Sheep Davis Road.

## **Minutes**

➤ August 13, 2019

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## **Miscellaneous**

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

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