



TOWN OF PEMBROKE

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

Tel: 603-485-4747

Pembroke Planning Board Business Agenda Pembroke Town Hall September 24, 2019 6:30 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.

- 4. 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).

5. **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.

6. **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.

7. **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.

New Business

8. **Major Site Plan Application #19-105, Brett Kay, Nobis Group, acting as Applicant on behalf of Continental Paving, Inc., owner of Tax Map 559, Lot 6 located at 773-793 North Pembroke Road in the Commercial/Light Industrial (C1) Zone, the Aquifer Conservation (AC) District, the Floodplain Development (FD) District, and the Shoreland Protection (SP) District.**

The Applicant proposes to relocate the existing asphalt drum plant from the Ricker Road facility to the site with associated paved access and stormwater infrastructure, and construct a 2,400 SF addition to the existing scale house.

➤ **Special Use Permit Application SUP-AC #19-308.**

The Applicant requests a Special Use Permit in accordance with Article 143-68.E., Aquifer Conservation District, for an asphalt drum plant over the aquifer.

9. **Major Subdivision Plan Conditional Approval Extension Request, Subdivision Plan #18-06, Special Use Permit SUP-AC #18-307, and Special Use Permit SUP-WP #18-308. Steven Keach, PE of Keach-Nordstrom Associates, Inc., 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.**

Extension Request for Time Limits of Conditional Approval –The Applicant requests a one-year extension of the conditional approval granted on September 25, 2018

(valid until September 25, 2019) for the subdivision of Map 565, Lot 55 into sixteen single-family residential lots on a proposed roadway.

Minutes

➤ September 10, 2019

Miscellaneous

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