



TOWN OF PEMBROKE

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

Tel: 603-485-4747

Pembroke Planning Board Business Agenda Pembroke Town Hall November 26, 2019 6:30 PM

Attendance

Old Business

- 1. 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.

- 2. Minor Site Plan Application #19-106, Sue Morrison and Dan Robinson, ReVision Energy, Inc., acting as Applicant on behalf of Renarl Ave, LLC, owner of Tax Map VW, Lot 47 located at 8-14 Renarl Avenue in the Medium Density Residential (R1) Zone.**

The Applicant proposes to construct a 100KW ground mounted solar array.

New Business

- 3. Minor Site Plan Application #19-107, Monica McCleary, Monica Nichole, LLC, acting as Applicant on behalf of Pace Career Academy, owner of Tax Map 632, Lot 18-4 located at 718 Riverwood Drive in the Commercial/Light Industrial (C1) Zone and the Aquifer Conservation (AC) District.**

The Applicant proposes to occupy 2,000 SF of lease space in the Pace Academy building to operate a furniture making business, which is a change in use from warehouse to manufacturing. No site improvements are proposed.

➤ **Special Use Permit Application SUP-AC #19-309.**

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

- 4. Major Subdivision Application #19-03, Jon Rokeh, Rokeh Consulting, LLC, acting as Applicant on behalf of San-Ken Homes, Inc., owner 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.**

For more information on agenda items, contact the Planning Office 8-4:30 p.m. Mon-Fri, (603) 485-4747, ext. 210.

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The Applicant proposes a 56-lot Open Space Development with individual lots to be served by on-site septic and wells. 95 acres of open space are proposed.

➤ **Special Use Permit Application SUP-WP #19-310.**

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.

➤ **Special Use Permit Application SUP-OSD #19-311.**

The Applicant requests a Special Use Permit in accordance with Article X, Open Space Development, for Reduction in Specification Standards.

Minutes

- November 12, 2019

Miscellaneous

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