



TOWN OF PEMBROKE

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

Tel: 603-485-4747

Pembroke Planning Board Business Agenda January 26, 2021 6:30 PM

Due to COVID-19 social distancing orders made by the Governor and recommendations by the CDC, the Town of Pembroke, following a Declaration of Emergency by the Planning Board Chair, is providing meeting participation via teleconference in the interest of public health and safety.

Instructions to access the meeting via telephone:

Phone Number: 1-866-899-4679

Access Code: 313-915-061

Instructions to access the meeting via computer, tablet, or smartphone:
<https://www.gotomeet.me/CarolynCronin/planning-board>

To provide sufficient time for all agenda items, the Board reserves the right to impose time limits on any public hearing and continue that hearing to a future agenda. The Board makes a concerted effort to conclude all business before 9:30pm. In the event that a meeting approaches 9:00pm, the Board may take a vote on whether to proceed with the agenda or to continue the remaining hearings to the next business meeting. Public hearings that are continued will not be re-noticed, so please contact the Planning Office if you have interest in a particular application.

Declaration of Emergency

Attendance

Old Business

- 1. Major Site Plan Application #20-104, Pembroke Golf, LLC and Keystone Pembroke, LLC, owners of Tax Map 634, Lots 1 and 2 located at 65-89 Whittemore Road in the Medium Density-Residential (R1) Zone, the Limited Office (LO) Zone, and the Aquifer Conservation (AC), Floodplain Development (FD), and Wetlands Protection (WP) Districts.**

The Applicant proposes to construct a new clubhouse, parking lot, and associated site improvements.

- **Special Use Permit Application SUP-AC #20-304**

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

2. Major Subdivision Conditions of Approval Compliance Hearing, Subdivision Plan #19-03, Special Use Permit SUP-WP #19-310, and Special Use Permit SUP-OSD #19-311. 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.

The Applicant requests a compliance hearing on the conditions of approval for a 56-lot Open Space Development, which was conditionally approved on September 22, 2020. Discussion is limited to the conditions of approval on the Subdivision and Special Use Permits, including sidewalks, easements and deeds, and any other conditions that require discussion.

Minutes

- January 12, 2021

Miscellaneous

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