



TOWN OF PEMBROKE

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

Tel: 603-485-4747

Pembroke Planning Board Business Agenda May 25, 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: 433-573-901

Instructions to access the meeting via computer, tablet, or smartphone: **<https://www.gotomeet.me/CarolynCronin/pb052521>**

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. * Applicant has requested a continuance to June 22, 2021 *****

Major Site Plan Application #21-101, Chris Nadeau, PE of Nobis Group acting as Applicant on behalf of Cornerstone Realty Holdings, LLC, owner of Tax Map VW, Lot 187 located at 30 High Street in the Medium Density-Residential (R1) Zone, the Aquifer Conservation (AC) District, and the Wetlands Protection (WP) District.

The Applicant proposes to redevelop the former Village School into 32 residential units with associated covered parking.

➤ Special Use Permit Application SUP-AC #21-303

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 residential use over the aquifer.

New Business

- 2. Minor Site Plan Application #21-102, Cory DuBois, PE of Fuss & O'Neill acting as Applicant on behalf of NG Advantage, LLC, owner of Tax Map 634, Lot 41-2 located at 10 Cooperative Way in the Soucook River Development (SR) Zone, the Aquifer Conservation (AC) District, and the Architectural Design (AD) District.**

The Applicant proposes one new shipping container and one new compressed natural gas skid, as well as relocating one shipping container.

➤ **Special Use Permit Application SUP-AC #21-304**

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

- 3. Minor Subdivision Application #21-04, 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 N. Pembroke Road and Silver Hills Development Corp., owner of Tax Map 559, Lot 12 located at 774 Silver Hills Drive in the Commercial/Light Industrial (C1) Zone and the Aquifer Conservation (AC), Wetlands Protection (WP), Floodplain Development (FD), and the Shoreland Protection (SP) Districts.**

The Applicant proposes a lot line adjustment to convey 5.6 acres from Lot 12 to Lot 14.

- 4. Major Site Plan Application #21-103, 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 N. Pembroke Road in the Commercial/Light Industrial (C1) Zone and the Aquifer Conservation (AC), Wetlands Protection (WP), Floodplain Development (FD), and the Shoreland Protection (SP) Districts.**

The Applicant proposes to construct a 144,390 SF greenhouse building with associated improvements.

➤ **Special Use Permit Application SUP-AC #21-305**

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

Minutes

- May 11, 2021

Miscellaneous

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

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6. Audience Items