



TOWN OF PEMBROKE

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

Tel: 603-485-4747

Pembroke Planning Board Business Agenda Town Hall December 14, 2021 6:30 PM

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.

Attendance

New Business

- 1. Minor Subdivision Application #21-07, Matthew Peterson, Keach-Nordstrom Associates, Inc. acting as Applicant on behalf of Sand Road, LLC, owner of Tax Map 634, Lot 48 located at 627 Sand Road; AVM Pembroke, LLC owner of Tax Map 634, Lot 48-1 located at 619 Sand Road; and Pembroke Commercial Group Inc., owner of Tax Map 634, Lot 48-3 located at 16 Sheep Davis Road in the Commercial/Light Industrial (C1) Zone, the Aquifer Conservation (AC) District, and the Architectural Design (AD) District.**

The Applicant proposes a lot line adjustment to convey 1.66 acres from Lot 48-1 to Lot 48 and to convey 2.01 acres from Lot 48-3 to Lot 48.

- 2. Major Site Plan Application #21-106, Matthew Peterson, Keach-Nordstrom Associates, Inc. acting as Applicant on behalf of Sand Road, LLC, owner of Tax Map 634, Lot 48 located at 627 Sand Road; AVM Pembroke, LLC owner of Tax Map 634, Lot 48-1 located at 619 Sand Road; and Pembroke Commercial Group Inc., owner of Tax Map 634, Lot 48-3 located at 16 Sheep Davis Road in the Commercial/Light Industrial (C1) Zone, the Aquifer Conservation (AC) District, and the Architectural Design (AD) District.**

The Applicant proposes to construct a new 72,300 SF self-storage facility with associated office, parking, and stormwater improvements.

➤ **Special Use Permit Application SUP-AC #21-309**

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

Minutes

- November 23, 2021

Miscellaneous

- 1. Correspondence**

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