



TOWN OF PEMBROKE

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

Tel: 603-485-4747

PEMBROKE PLANNING BOARD NOTICE OF PUBLIC HEARING January 22, 2019

Notice is hereby given in accordance with RSA 676:4 that the Pembroke Planning Board will hold a Public Hearing on Tuesday, January 22, 2019 at a meeting beginning at 7:00 PM in the Pembroke Town Hall, 311 Pembroke Street, Pembroke, NH, to review the following application(s). The public hearing may immediately follow if the application(s) is/are accepted as complete.

Major Site Plan Application #18-108, Jorge Santana, Pace Career Academy, acting as Applicant on behalf of Riverwood Drive, LLC, owner of Tax Map 632, Lot 18-4 located at 716-718 Riverwood Drive in the Commercial/Light Industrial (C1) Zone and the Aquifer Conservation (AC) District.

The Applicant proposes a change of use from retail to educational (charter high school). This plan is associated with Aquifer Special Use Permit SUP-AC #18-317.

Special Use Permit Application SUP-AC #18-317, Jorge Santana, Pace Career Academy, acting as Applicant on behalf of Riverwood Drive, LLC, owner of Tax Map 632, Lot 18-4 located at 716-718 Riverwood Drive in the Commercial/Light Industrial (C1) Zone and the Aquifer Conservation (AC) District.

The Applicant requests a Special Use Permit in accordance with Article 143-68.E., Aquifer Conservation District, for educational use over the aquifer. This permit is associated with Major Site Plan Application #18-108.

Lot Line Adjustment Application Subdivision #18-08, Timothy F. Bernier, T. F. Bernier, Inc., acting as Applicant on behalf of Silver Hill Development Corporation, owner of Tax Map 559, Lot 12, located at 774-778 Silver Hills Drive and New England Flower Farms, LLC, owner of Tax Map 559, Lot 14, located at 830 North Pembroke Road, in the Rural/Agricultural-Residential (R3) Zone, the Aquifer Conservation (AC) District, the Wetlands Protection (WP) District, the Floodplain Development (FD) District, and the Shoreland Protection (SP) District.

The Applicant proposes a lot line adjustment to convey 3.75 acres from Lot 12 to Lot 14.

Major Site Plan Application #18-107, 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 North Pembroke Road in the Rural/Agricultural-Residential (R3) Zone, the Aquifer Conservation (AC) District, the Wetlands Protection (WP) District, the Floodplain Development (FD) District, and the Shoreland Protection (SP) District.

The Applicant proposes to construct a 57,204 sq. ft. addition to an existing greenhouse. This plan is associated with Special Use Permits for the AC and WP Districts (SUP-AC #18-315 and SUP-WP #18-316).

Special Use Permit Application SUP-AC #18-315, 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 North Pembroke Road in the Rural/Agricultural-Residential (R3) Zone, the Aquifer Conservation (AC) District, the Wetlands Protection (WP) District, the Floodplain Development (FD) District, and the Shoreland Protection (SP) District.

The Applicant requests a Special Use Permit in accordance with Article 143-68.E., Aquifer Conservation District, for agricultural use over the aquifer. This permit is associated with Major Site Plan Application #18-107.

Special Use Permit Application SUP-WP #18-316, 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 North Pembroke Road in the Rural/Agricultural-Residential (R3) Zone, the Aquifer Conservation (AC) District, the Wetlands Protection (WP) District, the Floodplain Development (FD) District, and the Shoreland Protection (SP) District.

The Applicant requests a Special Use Permit in accordance with Article 143-72.D.(2), Wetlands Protection District, to construct a greenhouse addition on a parcel that contains wetlands.

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. 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.

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.

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.

The agenda for the meeting will be posted per RSA 91-A:2. Refer to the agenda for a listing of other agenda items before the Board, including applications and public hearings that were continued from previous meetings, which may be heard prior to the above applications.

Copies of the Planning Board applications and associated materials are available for review at Pembroke Town Hall, 311 Pembroke Street, during normal business hours.
Phone 485-4747.