



TOWN OF PEMBROKE

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

Tel: 603-485-4747

PEMBROKE PLANNING BOARD NOTICE OF PUBLIC HEARING November 28, 2023

Notice is hereby given in accordance with RSA 676:4 that the Pembroke Planning Board will hold a Public Hearing on Tuesday, November 28, 2023 at a meeting beginning at 6:30 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 Subdivision Application #23-06, Brian D. Jones, Allen & Major Associates, Inc. acting as Applicant on behalf of William P. Byrne, owner of Tax Map 264, Lot 80 located at 336 Pembroke Hill Rd. in the Rural Agricultural Residential (R3) Zone and the Wetlands Protection (WP) District.

The Applicant proposes a 3-lot subdivision, including a new roadway, to be served by onsite well and septic.

Major Site Plan Application #23-102, Timothy Bernier, T. F. Bernier, Inc. acting as Applicant on behalf of Silver Hill Development Corporation, owner of Tax Map 559, Lots 12-3 and 12-3-1 located at 789 & 799 Silver Hills Dr. in the Commercial/Light Industrial (C1) Zone and the Aquifer Conservation (AC) District.

The Applicant proposes to construct a new office building with associated parking, well, and septic on Lot 12-3-1 and to increase the gravel storage area on Lot 12-3.

➤ **Special Use Permit Application SUP-AC #23-308**

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

Minor Subdivision Application #23-07, Timothy Bernier, T. F. Bernier, Inc. acting as Applicant on behalf of D'Pergo Realty Investments, LLC, owner of Tax Map 561, Lot 35 located at 107 Sheep Davis Rd. and 316-318 Borough Road, LLC, owner of Tax Map 561, Lot 36 located at 316-318 Borough Rd. in the Commercial/Light Industrial (C1) Zone and the Aquifer Conservation (AC) District.

The Applicant proposes a lot line adjustment to convey 26,528 SF from Lot 35 to Lot 36.

Major Site Plan Application #21-103, Timothy Bernier, T. F. Bernier, Inc. acting as Applicant on behalf of 316-318 Borough Road, LLC, owner of Tax Map 561, Lot 36 located at 316-318 Borough Rd. in the Commercial/Light Industrial (C1) Zone and the Aquifer Conservation (AC) District.

The Applicant proposes to construct new worker housing buildings for seasonal agricultural workers employed by New England Flower Farms. The site includes paved parking, municipal water and sewer, stormwater ponds, and recreation area.

➤ **Special Use Permit Application SUP-AC #23-309**

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

Major Site Plan Application #23-104, Chris Glenn, BNB, LLC, owner of Tax Map VE, Lot 174 located at 6 Glass St. in the Central Business (B2) Zone, the Aquifer Conservation (AC) District, the Suncook Business (SB) District, and the MS4 District.

The Applicant proposes an interior renovation to extend the existing mezzanine for additional seating, bar area, and bathroom.

➤ **Special Use Permit Application SUP-AC #23-310**

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

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 x1210.