

**Pembroke Planning Board
Meeting Minutes
(ADOPTED)
May 28, 2019**

MEMBERS PRESENT: Brian Seaworth, Chair; Alan Topliff, Vice Chair; Kathy Cruson; Selectman's Rep. Ann Bond; Robert Bourque

ALTERNATES PRESENT: Dan Crean; Clint Hanson

EXCUSED: Brent Edmonds

STAFF PRESENT: David Jodoin, Town Administrator; Carolyn Cronin, Town Planner

GUEST: Laura Spector-Morgan, Town Attorney

Old Business

- 1. 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 and Flagg Robinson 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.
- 2. 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.
- 3. 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.

Present: Jon Rokeh of Rokeh Consulting, LLC; Kenny Lehtonen, Vice President of San-Ken Homes, Inc.; Chris Guida, Wetland Scientist

Alternate Crean will vote in place of Member Edmonds and Alternate Hanson will vote in place of the vacant member position.

Chair Seaworth noted that at the last Planning Board workshop, they talked about letters submitted to the Board. Any letter addressed to the Board, Planning Department, or Planner is added to the application and publicly available. Anyone can contact Carolyn to see those letters. When a letter is received, copies are made and distributed to the Planning Board ahead of the meeting for review. Whether or not those letters are discussed during a meeting, they are received as part of the Planning Board packets. If a letter is mentioned in the meeting minutes, we are going to see about attaching a scanned copy of the letter to the minutes, which will be posted on the Town website. We also talked about scanning and posting the complete Planning Board packets and that is a longer-term project.

Member Cruson and Member Bourque recused themselves.

Ms. Cronin stated that since the last meeting, we received revised plan sheets. There are still some outstanding comments and items from the Planning and Engineering review letters and there are some issues and questions about the septic locations. The Applicant will speak to those items tonight. The Town Engineer issued a memo on the Subdivision Regulation waiver requests and the shared driveway special use permit. The Conservation Commission issued comments related to the wetlands. Their meeting minutes are in your packets. We received two new letters from the public since the last meeting.

Chair Seaworth said there are few things he would like to prioritize tonight. They are the special use permit for shared driveways and the subdivision waiver requests for sidewalks, curbing, and superelevation. Depending on how the Board votes on those items, it could change how the application is

presented in its final form. I'd like to see some discussion on those items and possibly a vote on some of them if we feel ready. It doesn't have to be all or none in granting the special use permit since there are three different driveways to vote on. Similarly, we can grant relief from the waivers in whole, in part, or not at all as the Board sees appropriate. Also, questions about the engineering review are a high priority to address tonight.

The public hearing was opened at 7:10 PM.

Mr. Rokeh said since the last meeting they went through Mike Vignale's comments and the TRC comments and submitted an updated set of plans. On the septic and well issues, I sat down with Carolyn and we looked at every lot. The plans show the 4K area, which is needed for State subdivision approvals. The actual septic leach field area will be about a quarter of the size of the 4K area. Some of Carolyn's comments said that the 4K area overlapped the house, but the septic will not actually be as big as the 4K area. Regardless, I relocated the 4K areas. According to your regulations, the septic has to be within the building setback and 75 feet away from wetlands. I got all the septic locations within the correct areas and that will be submitted and reviewed for the next meeting.

Mr. Rokeh said he addressed all the Town Engineer comments to a certain degree, pending the final Alteration of Terrain (AOT) comments. I anticipate that AOT comments will be received this week. He and Chris Guida are working on the Wetlands Permit application. The Wetlands Permit application may be affected by the AOT comments

He said at the last meeting, they discussed the scope of the traffic study. Mike Vignale and the Board reviewed the scope and the traffic engineer has all of his traffic count data now. He wanted to make sure he got the counts during the school year so it is reflected in the counts. He does know that the school will be receiving more kids next year. We got the data from the School Department and that was given to the traffic engineer so he can project for future traffic counts. He is hoping to have the traffic study for Mike Vignale to review for the next meeting.

Vice Chair Topliff asked about paragraph 16 in the response to Mike Vignale's letter regarding an 8" pipe that runs across the intersection of Pembroke Hill Road and Fourth Range Road and into the abutter's property. You're potentially significantly increasing the amount of water drained from

your development to the abutter. What have you done to ensure the abutting property owner is not harmed by the additional flow?

Mr. Rokeh said that the existing 8" pipe serves off-site drainage. The only drainage that would go through that area from the project is from an 80-foot section on Fourth Range Road. I haven't seen any evidence that the 8" pipe can't handle the existing flow. The 8" pipe would continue to operate as it has been, but we would be adding a second pipe that drains additional water away from the intersection and into our detention pond. The new pipe would handle overflow from the existing pipe.

Vice Chair Topliff requested a letter from Mr. Rokeh stating that the proposed additional pipe will not increase flow or the amount of water onto the abutter's property.

Mr. Rokeh agreed to provide a letter.

Chair Seaworth noted that the existing pipe likely ends there because Fourth Range Road ends at the intersection. He asked if there was a reason the applicant couldn't accommodate 100% of the water through that intersection into their drainage system, as opposed to maintaining current conditions.

Mr. Rokeh replied that the area draining into the pipe is from 15 or 20 acres of undisturbed land off-site. The goal is to maintain existing flow. If it's not new development or new impervious surface, you try to keep those flows separate. You would need a really large detention pond to try to catch all that flow. There is no state or town regulation that we would need to do that because it's not part of our project. My response to Mike Vignale was that the 8" pipe appears to be working since I haven't found evidence that it overflows, and if that is the case then there is no reason to change that pipe. If it does overtop, I'm adding a second pipe that would drain water away from that intersection into our property.

Vice Chair Topliff asked who authored the Stormwater Management Plan that was in the packet and whose responsibility it is to enforce it.

Mr. Rokeh said that it came from the AOT Permit application. The developer would be responsible for the stormwater system at first, but it would be turned over to the Town once the roads are accepted as town roads. All of the proposed roads are planned to eventually become town roads. The

stormwater ponds and access would be deeded to the Town though easements

Selectmen's Rep. Bond said that would be something to discuss at the Board of Selectmen's public hearing on June 17th.

Chair Seaworth mentioned that the plan was brought to the Roads Committee and Technical Review Committee, and Public Works has responded that they have no concerns with the roads and stormwater.

Alternate Crean said that he would prefer to see a homeowners association established to maintain the stormwater infrastructure.

Vice Chair Topliff mentioned the Conservation Commission's request to hire an independent wetland scientist and hydrologist. He asked if the Board of Selectmen or Planning Board would handle that.

Ammy Heiser, Chair of the Conservation Commission, said that the Commission discussed the project and felt that it had extensive wetland impacts that needed an independent review. In the past there have been major subdivisions that resulted in wetland issues. We know water is a huge problem for some homes and felt like a hydrologist could help determine what the issues might be.

Alternate Crean agreed and noted that if we don't take care of planning it correctly now and it becomes a Town responsibility, it could be costly if there are problems in the future.

Mr. Lehtonen wanted to add that the project will go through State AOT and Wetlands review.

Mr. Rokeh added that the Town Engineer also reviews it, so there is extensive independent review through the Town and State.

Ms. Spector-Morgan added that if the Board has concerns about the wetland impacts, it has the authority to retain your own wetland expert to review it.

Brian Mrazik, Pembroke Hill Rd. – I want to go back to the discussion of the intersection. The issue is that the Subdivision Regulations say that new development has to pass the 10-year rainfall event. It also says the minimum culvert size is 15". The plan is to put a 15" culvert next to where the 8" culvert

exists. I feel like the issue isn't addressed by leaving the 8" culvert in place. The second issue is Mr. Rokeh's calculations cannot make it through a 15" culvert. The bottom line is that either a bigger culvert is needed to convey the water to my property or the water needs to be diverted to the subdivision's detention pond. In regard to the wetlands, the State wetlands review does not look at the wetlands delineation. We would need to hire our own wetlands scientist to look at the wetlands delineation.

Paula Heath, 429 Fourth Range Rd. – I put an addition on my house and when we dug the foundation, it was filled with water that night. There is now drainage under that addition. The older part of the house has a French drain and the dirt-floor basement is still wet because of the rain. There are natural springs everywhere. I looked at Mr. Robinson's property for my horses, but it was too wet. I wish we had the site walk when it was scheduled because my apple orchard was under almost 3 feet of water. It's wet every spring. If we get an unusual rain season, with the amount of wetlands there, the water will expand.

Donna Severance, 439 Fourth Range Rd. – I'm extremely concerned about the detention ponds, specifically the liability the Town will have and what will happen if the ponds fail. I encourage the Board to hire a wetland specialist to represent us.

Stanley Grimes, Jr., 530 Buck St. – I own property on Fourth Range Rd. What is the status of the extension of Fourth Range Rd. and why wasn't the site walk held when it was scheduled?

Chair Seaworth said the road opening is before the Selectmen and there is a June 15th site walk at 10am. The following Monday is the public hearing at Town Hall. The May site walk was cancelled because some people were unavailable, but the Board was not involved in that decision.

Stanley Grimes, Jr., 530 Buck St. – The ground was very wet at that point in time. In June, we could be looking at a different scenario with the moisture in the ground. Concord Airport was 1.5" above normal for the year at that time. Is there a particular house size in mind? A bigger house will need more water pumped. Also, surface water will flow to the lower end of the land. The detention ponds will be full of water. It will be an issue for abutters. Also, every house should have their own driveway. They are trying to get more houses by combining driveways.

Chair Seaworth said a subdivision plan does not put restrictions on the building footprint. It falls on the Zoning Ordinance.

Ayn Whitemare, 730 Borough Rd. – I'm concerned that the Planning Board is not wanting to make the hard decisions because they don't want to be seen as the bad guy. There is no question that there are water issues on this site. I would encourage the Board to use the powers they have to say development on this site is not a good thing because of the water. The Conservation Commission talked about a wetland scientist for delineation purposes, but also talked about a hydrologist to look at where the water is coming from and where it is going. I think it's important to know. We don't want there to be issues in the future and wonder why they allowed this.

Peter Gailunas, 415 Fourth Range Rd. – There is a big pond up on Bob Dole's land. There is a 12" pipe full of water and the pond looks like it was designed to accommodate a lot of water. My deed talks about someone upstream having flowage rights. There's a lot of water out there. I highly recommend you do whatever due diligence you need to make sure the water issue is under control.

Kurt Gilles, 429 Fourth Range Rd. – Our home had an addition constructed and when the hole was dug for the foundation it filled with water. Water came through the earth and filled the hole and we had to pump the water out 24/7 until the foundation was poured. We have an intermittent waterway behind our property that runs to the Hartford Brook, then to the Suncook River. Since there was so much water, our contractor installed an 8" pipe under the basement. It helps the drain the water into the stream. The builder put a rubber screen around the basement, extra gravel, and drainage pipes. However many homes may be built, water will be a problem every time he digs a foundation.

Tom Severance, 439 Fourth Range Rd. – I've lived here for 76 years and I could tell you about all the water problems. All the sump pumps draining water to the road are a problem. In the winter it causes ice jams and the Town is out there all the time trying to maintain it.

Kathy Cruson, 315 Pembroke Hill Rd. – Bob Bourque and I are on the Planning Board but needed to recuse ourselves from this project. We submitted a letter that we wrote on April 29th. (Kathy read the letter into the record. See attachment for letter)

Chair Seaworth noted that the Board sometimes reads letters or portions of letters at a meeting. Other times they don't. They don't follow any particular rules about letters received. He noted that Mr. Mrazik also submitted a letter and asked if he would like to discuss it while he was present.

Mr. Mrazik said that as long as the letters are part of the official record, he didn't need to have them read aloud. He did have a couple other items to discuss. He said he went out on the property twice in May with a GPS unit to look at the wetlands. A lot of areas were standing water and what he would call a vernal pool. There was a lot of standing water not shown as wetlands. He wasn't claiming they were wetlands, but that there is more water on the property than is shown on the wetlands plan. He asked about a disclaimer on the plan saying survey flag locations were pending verification by wetland scientist.

Mr. Rokeh said all the flags have been located by the wetland scientist. The disclaimer can be removed from the plan.

Mr. Mrazik also said that all the septic locations should be perc tested as soon as possible.

Ammy Heiser, Conservation Commission Chair – I also did the site walk with Brian. It's the responsibility of the Conservation Commission to protect the water resources in town. We know that people move into homes and want to level the land and fill swales. It looked like there were vernal pools all over the property and they should be protected. There should be enough setbacks from wetlands and vernal pools. The property was listed as a scenic vista in the Natural Resources Inventory. It is beautifully scenic and once disturbance happens, it will look different and displace the wildlife. We need to do our due diligence so we don't ruin this property.

Mr. Lehtonen wanted to speak to the comments about wet basements. Without the correct drainage, water-proofing, and foundation drains you will have a wet basement. Every house we build has a gravity-fed drain, the perimeter gets stone and pipe with fabric, and then the foundation gets hydraulic cement in the tie holes, with spray-on rubber water-proofing, and then it's backfilled with well-draining, clean sand. Out of 350-400 homes we've constructed, we haven't had any reports of wet basements. It has nothing to do with wetlands. Nearly every basement is put into the water table.

Chair Seaworth asked about the wetland functions, how the water flows, and how it may be disturbed by putting in roads and culverts.

Mr. Guida introduced himself as a wetland scientist, soil scientist, and a septic designer and evaluator. He noted that older home foundations were dug by hand, not by excavator, and that's why they need sump pumps. Frequently we see older homes that want to put on additions and it's not easy because you have a high water table. You need proper drainage or you will get a wet basement. We can address those issues with new construction. We build homes out of the water table or give them a daylight drain.

He said it's a relatively flat site, which is one reason you see a lot of water. There was a lot of frost this year and not a lot of snow, so the water just sits there. This area was logged recently. With skidder activity, there are skid roads. With soft soils, you get skidder ruts which create an area where water pools. It also compresses the soil. When the good organic soil gets compressed, it restricts water movement so it's not uncommon to have surface waters that aren't jurisdictional wetlands. When you're delineating wetlands you look for hydrology, hydric soils, and hydric vegetation. Professional judgement also plays into delineating wetlands. There's been a lot of work out here with drainage systems along Robinson Road, some manipulation of the land, and rock piles, which is evidence of generations of farming on the site.

Mr. Guida said there are some wetland impacts proposed and there are many levels of regulation with the Town, Conservation Commission, State, the Army Corps, and the EPA. They will look for mitigation. There are a series of ridges flowing south and southeasterly. They are forested wetlands and some have an intermittent stream component. It's mostly deciduous hardwood. Vernal pools have a lot of criteria based on the wildlife species. The property may have some seasonal pooling water but in the summer they are dry. There may be some wet areas year-round, but it's really the hydric soils that determine a wetland.

Vice Chair Topliff asked about impacts to the wetlands during construction. If the wetlands are impacted by backhoes, for example, does that create a long-term problem that prevents the wetland from performing as it should after construction?

Mr. Guida said wetland disturbance is limited to where it is permitted, for example, where the road crossing is.

Vice Chair Topliff asked if any of the proposed impacted areas are areas that could be referred to as "swamp."

Mr. Guida said no, these are mostly poorly drained soils, which aren't wet all year long. There may be some very poorly drained areas, but they are very sporadic, small areas.

Vice Chair Topliff asked if he was familiar with the stormwater management plan.

Mr. Guida replied no, that it is the engineer that handles that. He said that he gives the wetland information to the engineer and then the engineer uses that information in his calculations. These wetlands are not a perennial stream, which require more engineering.

Vice Chair Topliff asked if he looks at the stormwater design would he give his opinion to the Board.

Mr. Guida said he does not profess to be an engineer, but he could look at it. He said that he looks at minimizing wetland impacts. The type of wildlife you find on the site are common (deer, porcupine, squirrels, rabbits), and they adapt well. It's still a rural area so I don't see any significant impact.

Alternate Crean asked about the overall impact to surface water and groundwater.

Mr. Guida said that water flows through soil. The lots are so large that there's room for the water to infiltrate on the lot. The roadways are impervious, so the engineer looks at soil types and cover vegetation and how to capture the water running off from impervious areas so that it does not leave the site. The drainage report would tell the calculations. AOT looks at it.

Selectmen's Rep. Bond asked about surface water getting into well water that might be contaminated by fertilizers.

Mr. Guida said the wells you see today are drilled wells that go into the bedrock. It's in a separate aquifer from the surface water. The casing around the well is sealed so there shouldn't be transfer from surface water into the well water unless it was constructed improperly or has leaks. You would know

right away when they test the well. Dug wells, which are still allowed, would get more contamination.

Stanley Grimes, Jr., 530 Buck St. – The gentleman made a comment about drainage that was put into the field. If you walk around you'll find there is no drainage. I farmed that field for over 20 years. We didn't alter the land; that's how it was.

Mr. Guida explained there is a ditch along Robinson Road and that was what he was referring to.

Kim Carter, Fourth Range Rd. – I have a basement as described by the builder and the water has to go somewhere. The water drains to the front and is wet even in the summer. That's just one house. What will happen with the water from 48 houses?

Mr. Guida said that the groundwater is always there. They are not adding any water to it.

Ms. Carter asked what recourse the residents have if their wells go dry when the houses go in.

Mr. Guida said it is no different than anyone else's home. He said that the lots are big enough and the wells are far enough apart that it's highly unlikely that a well 500 ft. from your home will affect you.

Chair Seaworth asked how the new impervious area will attenuate over the individual lot. Is there a number you use in the industry?

Mr. Rokeh said yes, it's built into the HydroCAD program based on the soil type and lot size.

Kurt Gilles, 429 Fourth Range Rd. – There is a lot of iron oxide in the water and we have had to install a filtration system in our home to deal with.

Chair Seaworth asked to discuss the shared driveway request. We received comments from the Town Engineer and Conservation Commission. If we don't have enough information, we should discuss what information we might need.

Selectmen's Rep. Bond asked about the driveway easements over other lots. Not necessarily the shared driveways, but the person who has most of the other lot's driveway. Will they be paying taxes on the easement area?

Vice Chair Topliff said his understanding is the property owner pays the taxes, not the person who benefits from the easement.

Mr. Rokeh said that because the easement cannot be included in the buildable area, a lot with a driveway easement has to be larger.

Selectmen's Rep. Bond requested a list of properties that have driveway easements.

Ms. Spector-Morgan pointed out that that taxes are not necessarily something a Planning Board can make a decision based on. Presumably when someone buys these lots they have looked at the plan and understand there is an easement before they purchase the property.

Chair Seaworth asked if there are any Town regulations that address driveway easements.

Ms. Cronin said that she looked into the Driveway Regulations and Zoning Ordinance and nothing requires access from frontage. Our Driveway Regulations don't address driveway easements, so there are no specific standards for them.

Chair Seaworth asked if the Board feels comfortable taking a vote on the shared driveway request or if there is more information needed.

Vice Chair Topliff's concern is that Alternates Crean and Hanson haven't had the benefit of hearing the past discussions about shared driveways, so he does not want to rush the vote.

Alternate Crean said that he felt uncomfortable making decisions piecemeal without the AOT and Wetlands Permits and other information.

Chair Seaworth clarified the he is not trying to pressure anyone into taking a vote tonight. The reason that this item comes ahead of those other items is because if we are disinclined to grant any of the shared driveways, it changes the AOT and wetland impacts. There are other issues, like safety, that need

to be considered with the shared driveways that could be discussed ahead of the Wetlands Permit.

Mr. Rokeh agreed that if any waivers are not granted for any reason, they would have to redesign the drainage system and refile with AOT.

Chair Seaworth asked if there is Board consensus on any of the waivers. Superelevation is something we have granted in the past. It's for high speed roadways, not for residential streets. The sidewalk waiver is from providing sidewalks in the development. There is also a waiver from curbing. The sidewalks and curbing go hand in hand because the curbing is protective of the sidewalk.

Alternate Crean recommended the Board discuss the responsibility for the stormwater. I'm more inclined to see a homeowners association maintain it. There will be an expense if the Town takes it over. Also, the Conservation Commission recommends wetland and hydrology studies. I'm inclined to say those studies need to be done. The State review does not take into consideration the Town's concerns. I would want an independent review at the applicant's expense.

Mr. Guida said that it's not uncommon to have a third party review of the delineation. They could meet in the field and look at the wetland flagging. A hydrology study would look at the surface water in general.

Chair Seaworth recommended someone from Public Works provide a memo or attend a meeting explaining their position on maintaining the stormwater system. My understanding is that the Roads Committee has agreed to this plan. We need to understand what everyone has agreed to and why so we can see whether they want to revisit that decision or not.

Selectmen's Rep. Bond said the memo should include the cost of maintenance.

Mr. Rokeh asked for a vote on the superelevation waiver before the hearing closes because it seemed like there was consensus on that item.

At 9:24 PM, the public hearing was closed.

MOTION: Alternate Crean moved to retain a wetland scientist to work with the Applicant's wetland scientist to review the wetlands and hire an

independent hydrologist to look at the water issues, both at the Applicant's expense. Seconded by Vice Chair Topliff.

VOTE: B. Seaworth – Y A. Bond – Y C. Hanson – Y
D. Crean – Y A. Topliff – Y

MOTION TO RETAIN A WETLAND SCIENTIST TO WORK WITH THE APPLICANT'S WETLAND SCIENTIST TO REVIEW THE WETLANDS AND HIRE AN INDEPENDENT HYDROLOGIST TO LOOK AT THE WATER ISSUES, BOTH AT THE APPLICANT'S EXPENSE, PASSED ON A 5-0 VOTE.

MOTION: Vice Chair Topliff moved to grant the waiver request from Subdivision Regulations §205-41, Section E.(3) to waive the requirement of superelevation of the roadway. Seconded by Alternate Hanson.

VOTE: B. Seaworth – Y A. Bond – Y D. Crean – Y
C. Hanson – Y A. Topliff – Y

MOTION TO GRANT THE WAIVER REQUEST FROM SUBDIVISION REGULATIONS §205-41, SECTION E.(3) TO WAIVE THE REQUIREMENT OF SUPERELEVATION OF THE ROADWAY PASSED ON A 5-0 VOTE.

MOTION: Vice Chair Topliff moved to continue consideration of Old Business Agenda Items #1, 2, and 3 to the June 25, 2019 meeting. Seconded by Alternate Hanson.

VOTE: B. Seaworth – Y A. Bond – Y D. Crean – Y
C. Hanson – Y A. Topliff – Y

MOTION TO CONTINUE CONSIDERATION OF OLD BUSINESS AGENDA ITEMS #1, 2, AND 3 TO THE JUNE 25, 2019 MEETING PASSED ON A 5-0 VOTE.

Member Cruson returned to the Board. Member Bourque arrived at the meeting.

New Business

1. Notice of Voluntary Lot Merger per RSA 674:39-a

Town of Pembroke, owner of Tax Map VW, Lots 117 and 118, located at 4 & 6 Union Street.

Ms. Cronin said that they are Town-owned parcels. The Town voted to sell the property. As part of the sale process the two parcels are being merged into one. There's no public hearing. The merger can be done by right and recorded at the Registry.

Mr. Jodoin said that there is a sewer line under 6 Union Street, which is why they want to merge them. We have some offers on the building.

MOTION: Vice Chair Topliff moved to have the Chair sign the lot merger. Seconded by Alternate Hanson.

VOTE: B. Seaworth – Y D. Crean – Y C. Hanson – Y
 A. Topliff – Y K. Cruson – Y B. Bourque – Y
 A. Bond Abstained

MOTION TO HAVE THE CHAIR SIGN THE LOT MERGER PASSED ON A 6-0 VOTE WITH ONE ABSTENTION.

Minutes May 14, 2019

MOTION: ALTERNATE CREAN MOVED TO ACCEPT THE MAY 14, 2019 MINUTES AS AMENDED. SECONDED BY SELECTMEN'S REP. BOND. UNANIMOUSLY APPROVED. VICE CHAIR TOPLIFF ABSTAINED.

Miscellaneous

1. Correspondence

None.

2. Committee Reports

Chair Seaworth said next week is the 200 year anniversary of the opening of the State House. It's the oldest State House in the country that has been used continuously. The website has a calendar of events for anyone interested.

Member Bourque said the ZBA looked at two cases. Continental Paving continued to June. The second case was continued because the Board needs more information. Tri-Town Committee met and agreed on purchases and payroll. TRC is cancelled for June.

Selectmen's Rep. Bond said the Selectmen talked about receiving a firetruck and dump truck.

Alternate Hanson said that Pace Academy has financing in place to purchase the building. They plan to move in as soon as possible.

3. Other Business

Selectmen's Rep. Bond asked about the possibility of changing the meeting time from 7:00PM to 6:30PM.

Chair Seaworth said that 7:00PM is easier for him but he could likely make a 6:30PM meeting.

Member Bourque said that either works for him.

Selectmen's Rep. Bond said that she thought it would be easier to attract new members with an earlier start time.

Alternate Crean said that 6:30PM would be consistent with other Boards.

It was agreed that if the start time is earlier, then the policy would be to end the meetings earlier. There was consensus to make the start time an agenda item for the June workshop agenda.

Chair Seaworth mentioned that Alternate Crean was not willing to take on the open Board member position due to other commitments. Alternate Hanson is able to fill the member position. Does the Board want to ask the Selectmen to appoint Alternate Hanson to the full member position?

MOTION: Member Bourque moved to make a recommendation to the Board of Selectmen to appoint Alternate Hanson to the open member position. Seconded by Alternate Crean.

VOTE: B. Seaworth – Y D. Crean – Y A. Topliff – Y
K. Cruson – Y B. Bourque – Y

A. Bond and C. Hanson Abstained.

MOTION TO MAKE A RECOMMENDATION TO THE BOARD OF SELECTMEN TO APPOINT ALTERNATE HANSON TO THE OPEN MEMBER POSITION PASSED ON A 5-0 VOTE WITH TWO ABSTENTIONS.

4. Planner Items

Ms. Cronin said there are no new applications for the June business meeting.

5. Board Member Items

Member Bourque said that he went to the Selectmen's meeting and they discussed selling a property on Borough Road. I mentioned that they might want to keep that property for future police or fire use.

Mr. Jodoin said he received a letter from the Fire Chief who stated that he doesn't think there is a need for it based on their operations, but it will be discussed at the Selectmen's meeting.

6. Audience Items

None

MOTION: Alternate Crean moved to adjourn the meeting. Seconded by Selectmen's Rep. Bond. Unanimously approved.

The meeting was adjourned at 10:10 p.m.

Respectfully submitted,

Carolyn Cronin, Town Planner

RECEIVED

APR 30 2019

San Ken Homes Application

Dear Planning Board Members

TOWN OF PEMBROKE
PLANNING BOARD

4/29/2019

We wish to bring some of our concerns with the San Ken Homes Application before the Planning Board.

1. There is a small pond on the property with no access from 4th Range Rd or Robinson Rd. For multiple reasons, including safety, there should be vehicular access to the pond.
2. Water runoff from this property combined with increased impervious surfaces raises concerns about flooding and other issues. The use of fertilizers, herbicides and pesticides could be carried by water runoff from this property downstream to the wetlands and to other properties which could cause negative results to other people's land including their water resources.
3. We are opposed to the Town of Pembroke taking ownership of the 4 detention ponds on the property. A Homeowners Association should be established to maintain and repair these detention ponds.
4. The proposed project is marketed toward empty nester clients. There is no guarantee that will be the case. It is very possible that families with grade school children will buy or build homes in this area. Therefore we support that the applicant provide sidewalks to Pembroke Hill School for students living in the San Ken Homes development.
5. The Robinson farm has long been cited as one of Pembroke's locations of natural beauty. The last adopted Master Plan identifies natural beauty as playing an important role in the Town's quality of life. Preserving the fields and views from those fields would be a significant improvement in the development design.

Thank You for your time



Robert Bourque



Kathy Cruson

