

**Pembroke Planning Board**  
**Minutes of Meeting**  
**Approved June 23, 2015**  
June 9, 2015

**MEMBERS PRESENT:** Alan Topliff, Chairman; Brian Seaworth, Vice Chairman; Larry Young, Sr.; Robert Bourque; Kevin Krebs; Kathy Cruson; Fred Kline, Selectmen's Rep.

**ALTERNATES PRESENT:** Brent Edmonds

**EXCUSED:**

**STAFF PRESENT:** David Jodoin, Town Administrator; Matt Monahan, Interim Town Planner; Jocelyn Carlucci, Recording Secretary

Chairman Topliff called the meeting to order at 7:00 p.m. He apologized to all the applicants who had to return from the last meeting because of a Planning Department notification error.

Member Krebs stated that he was not at the last meeting nor had a chance to review the new packet information and asked if Chairman Topliff would allow Alternate Member Edmonds to vote in his place. Chairman Topliff and Alternate Member Edmonds both agreed.

**New Business**

1. **Site Plan Application #15-108, Ric Brown Storage Units, on Tax Map 561, Lot 5-10-2, located at 307 Commerce Way in the C-1 Commercial/Light Industrial Zone and the Agricultural Zone and the Aquifer Protection Zone.** The applicant, Jeff Burd or RJB Engineering, on behalf of the owner Ric Brown, is proposing additional storage units at a site with existing storage units.
2. **Special Use Permit Application #15-305, Ric Brown Storage Units, on Tax Map 561, Lot 5-10-2, located at 307 Commerce Way in the C-1 Commercial/Light Industrial Zone and the Agricultural Zone and the Aquifer Protection Zone.** The applicant, Jeff Burd or RJB Engineering, on behalf of the owner Ric Brown, is proposing additional storage units at a site with existing storage units.

**Present:** Ric Brown, Applicant; Earl Gage, Facilities Manager, and Jeff Burd of RJB Engineering

Chairman Topliff said that the waiver requests were tabled at the last meeting because the Board had questions about the handling of hazardous materials on site.

Mr. Monahan said that the following was discussed at the last meeting: (1) A trash storage receptacle; (2) A few engineering and checklist concerns; and (3) Outdoor storage. The Board felt that there was no need for a special exception or a special use permit for outdoor storage.

The material submitted for tonight's meeting arrived after the deadline.

Mr. Monahan read the waiver requests. He said that the written explanation of the MSDS items came after the deadline.

Mr. Bourque said that he wanted to hear about hazardous materials and protective measures of hazards which was the main reason that the Board requested written waiver explanations.

Chairman Topliff said that during the informal discussion at the last meeting, after consideration of waiver requests, the applicant explained that it was their policy to make it clear to the renters of the storage units that hazardous materials were not allowed to be stored in the units. The applicant also pointed out that their personnel look for signs of materials that are not appropriate to be stored there. He said that they have a policy in place and Chairman Topliff recalled that it was a topic of discussion and that there is every reason to believe that the policy would continue with the expansion of the current use.

Mr. Monahan said that the Board asked for a copy of the policy at the last meeting. He did not know if the policy had been submitted in the late documentation.

**MOTION:** Vice Chairman Seaworth moved to grant the waiver requests for SUP Checklist Part C, Item C (partial waiver only for MSDS list of chemicals) and Site Plan Checklist Items Part A, Item L; Part A, Item Q; Part C, Item C; Part B, Item B.4 (partial waiver for wetlands only); Part B, Item B.7; Part B,

Item B.11; Part B, Item B.16; Part C, Item B; Part C, Item C; Part C, Item D; Part C, Item E; and Part C, Item F. Seconded by Member Young.

**VOTE:**      B. Edmonds – Y              L. Young – Y              B. Bourque – Y  
                 F. Kline – Y                  A. Topliff – Y              B. Seaworth – Y  
                 K. Cruson – Y

**MOTION TO GRANT THE WAIVER REQUESTS FOR SUP CHECKLIST PART C, ITEM C (PARTIAL WAIVER ONLY FOR MSDS LIST OF CHEMICALS) AND SITE PLAN CHECKLIST ITEMS PART A, ITEM L; PART A, ITEM Q; PART C, ITEM C; PART B, ITEM B.4 (PARTIAL WAIVER FOR WETLANDS ONLY); PART B, ITEM B.7; PART B, ITEM B.11; PART B, ITEM B.16; PART C, ITEM B; PART C, ITEM C; PART C, ITEM D; PART C, ITEM E; AND PART C, ITEM F PASSED ON A 7-0 VOTE.**

Mr. Monahan read through the checklist items that were missing:

Part A, Item M; outdoor lighting - Mr. Monahan said that the lighting had been addressed and, therefore, is no longer an issue.

Part B, Item B.3; the 70% contiguous buildable area is not addressed on the plan. **(Still outstanding.)**

Part B, Item B.4; there is no wetland scientist stamp/signature. A note regarding wetland delineation details should be on the plan as well. **(Still outstanding.)**

Part B, Item B.9; true north is not on the plan though magnetic north is. **(Still outstanding.)**

Part B, Item B.12; the indication of the use and the relevant section in the zoning ordinance is not on the plan. **(Still outstanding.)**

Part B, Item B.13; the Site Plan application numbers are not in the title block. **(Still outstanding.)**

Mr. Monahan said that he has not had a chance to review the new plans in light of the changes.

Mr. Monahan commented that, in terms of significance, except for the wetland issue, the other checklist items are not critical to the project.

Chairman Topliff said that with regard to the missing items and the Board rendering a decision, items such as magnetic north, zoning sections, and site application numbers can be addressed as plan notes or conditions of

approval but it would be hard to know the 70% contiguous buildable area. He asked for Board member feedback.

Member Cruson said that she would want buildable areas and the wetlands delineated.

Chairman Topliff said that in the past, the paperwork that did not make the timeline for mailing the packets, were given to the Board when they arrived at the meeting. This practice put the Board and the Applicant at a disadvantage because there was not adequate time for members to review the material. Therefore, the Board decided not to discuss anything that did not make the deadline. The NH RSA also states that all items listed on the Town checklist have to be presented or waivers have to be requested.

Chairman Topliff said that missing items were identified two weeks ago and the applicant was still unable to get them to the Board in time, therefore it is not a complete application.

**MOTION:** Member Bourque moved to continue Site Plan Application #15-108 and Special Use Permit Application #15-305 to June 23, 2015.  
Seconded by Member Young.

Mr. Monahan will review the late submittals and will notify the Applicant if anything is missing.

Mr. Burd said that he now has a completed application except for the hazardous material list which he brought with him.

Member Bourque asked that Mr. Monahan accept the hazardous material list from Mr. Burd so the client would not be continued until July.

<b>VOTE:</b>	B. Edmonds – Y	L. Young – Y	B. Bourque – Y
	F. Kline – N	A. Topliff – Y	B. Seaworth – N
	K. Cruson – Y		

**MOTION TO CONTINUE SITE PLAN APPLICATION #15-108 AND  
SPECIAL USE PERMIT APPLICATION #15-305 TO JUNE 23, 2015  
PASSED ON A 5-2 VOTE.**

3. **Site Plan Application #15-107, BK Systems (G. Paulsen Co), on Tax Map 563, Lot 3, located at 27 Sheep Davis Road in the C-1 Commercial/Light Industrial Zone and the Aquifer Protection Zone.** The Applicant, J.E. Belanger Land Surveying, PLLC, on behalf of the owner, is proposing to change an existing office and warehouse into an office and warehouse for the sale of fire protection equipment.
4. **Special Use Permit Application #15-304, BK Systems (G. Paulsen Co), on Tax Map 563, Lot 3, located at 27 Sheep Davis Road in the C-1 Commercial/Light Industrial Zone and the Aquifer Protection Zone.** The Applicant, J.E. Belanger Land Surveying, PLLC, on behalf of the owner, is proposing to change an existing office and warehouse into an office and warehouse for the sale of fire protection equipment.

**Present:** Jacque Belanger for the Applicant; Karlton Klardie, President of BK System

Mr. Monahan said that the Applicant submitted a revised plan and waiver requests.

The Technical Review Committee was held on June 6, 2015. The Pembroke Water Works has submitted a letter indicating that they had no concerns. Town Engineer had no concerns.

Mr. Monahan spoke with a representative of the Local Government Center (LGC) regarding the shared parking. LGC's opinion was that requiring an easement was recommended but it is not necessary from a legal standpoint for approval. If Serendipity Day Spa was submitting an application with parking on an abutting property, it would be problematic.

Mr. Monahan reviewed the waiver requests.

Chairman Topliff said that the Applicant is not proposing any new construction and are not expanding the parking.

Mr. Monahan said that the only exterior improvement will be to pave the unpaved corner of the parking lot.

Mr. Monahan said that the Applicant is requesting a waiver for the MSDS sheet. Member Bourque asked if the Applicant planned to use household chemicals of no more than 5 gallons per year and with no more than 1 gallon stored on site. There was no response.

**MOTION:** Member Bourque moved to grant the waiver requests for SUP Checklist Part C, Item C (partial waiver only for MSDS list of chemicals) and Site Plan Checklist Items Part A, Item L; Part A, Item Q; Part C, Item C: Part B, Item B.4 (partial waiver for wetlands only); Part B, Item B.7; Part B, Item B, 11; Part B, Item B.16; Part C, Item B; Part C, Item C: Part C, Item D; Part C, Item E; and Part C, Item F. Seconded by Member Cruson.

<b>VOTE:</b>	B. Edmonds – Y	L. Young – Y	B. Bourque – Y
	F. Kline – Y	A. Topliff – Y	B. Seaworth – Y
	K. Cruson – Y		

**MOTION TO GRANT THE WAIVER REQUESTS FOR SUP CHECKLIST PART C, ITEM C (PARTIAL WAIVER ONLY FOR MSDS LIST OF CHEMICALS) AND SITE PLAN CHECKLIST ITEMS PART A, ITEM L; PART A, ITEM Q; PART C, ITEM C: PART B, ITEM B.4 (PARTIAL WAIVER FOR WETLANDS ONLY); PART B, ITEM B.7; PART B, ITEM B, 11; PART B, ITEM B.16; PART C, ITEM B; PART C, ITEM C: PART C, ITEM D; PART C, ITEM E; AND PART C, ITEM F PASSED ON A 7-0 VOTE.**

**MOTION:** Member Bourque moved to accept the application as complete. Seconded by Member Young.

<b>VOTE:</b>	B. Edmonds – Y	L. Young – Y	B. Bourque – Y
	F. Kline – Y	A. Topliff – Y	B. Seaworth – Y
	K. Cruson – Y		

**MOTION TO ACCEPT THE APPLICATION AS COMPLETE PASSED ON A 7-0 VOTE.**

Chairman Topliff opened the public hearing at 7:41 p.m.

Mr. Belanger said that he prepared the application for BK Systems. He said that the change of use will be from a warehouse/office use to another

warehouse/office use. The building will be rehabbed. The interior will be repartitioned. The parking lot will be repaved and a small dirt area of the parking lot will be paved. It has municipal water and sewer. Propane is in place and a dumpster pad will be on the East side of the parking lot.

Selectmen's Rep. Kline asked if the Applicant would consider an easement for Serendipity Day Spa for the parking. Mr. Klardie said that it was not an option. He felt that it would be giving away some of the property and that was not acceptable.

Mr. Monahan reviewed the suggested Conditions of Approval.

There being no other comments from the Board or the public, Chairman Topliff closed the public hearing at 7:49 pm. If the consideration of the applications is not completed, they would be continued and not be renoticed. He advised the public to monitor the Town website for the Planning Board agenda.

**MOTION:** Member Bourque moved to approve Application #15-304 SUP with the following condition to be placed as a note on the plan: "This Special Use Permit is granted conditionally until Case #15-107, Site Plan application, has received final approval, at which time this Special Use Permit becomes final for as long as the Case is approved. If at any time the Case is revoked or final approval is not received, this Special Use Permit becomes invalid." Seconded by Vice Chairman Seaworth.

<b>VOTE:</b>	B. Edmonds – Y	L. Young – Y	B. Bourque – Y
	F. Kline – Y	A. Topliff – Y	B. Seaworth – Y
	K. Cruson – Y		

**MOTION TO APPROVE APPLICATION #15-304 SUP WITH THE FOLLOWING CONDITION TO BE PLACED AS A NOTE ON THE PLAN: "THIS SPECIAL USE PERMIT IS GRANTED CONDITIONALLY UNTIL CASE #15-107, SITE PLAN APPLICATION, HAS RECEIVED FINAL APPROVAL, AT WHICH TIME THIS SPECIAL USE PERMIT BECOMES FINAL FOR AS LONG AS THE CASE IS APPROVED. IF AT ANY TIME THE CASE IS REVOKED OR FINAL APPROVAL IS NOT RECEIVED, THIS SPECIAL USE PERMIT BECOMES INVALID." PASSED ON A 7-0 VOTE.**

**MOTION:** Selectmen's Rep. Kline moved to approve Site Plan Application Case #15-107 with the following conditions:

1. Provide the signatures of all property owners and surveyor on the final plat.
  2. All waivers granted and conditions of approval are listed on the plan.
- Seconded by Member Bourque.

**VOTE:**      B. Edmonds – Y              L. Young – Y              B. Bourque – Y  
                 F. Kline – Y              A. Topliff – Y              B. Seaworth – Y  
                 K. Cruson – Y

**MOTION TO APPROVE SITE PLAN APPLICATION CASE #15-107 WITH THE FOLLOWING CONDITIONS:**

1. **PROVIDE THE SIGNATURES OF ALL PROPERTY OWNERS AND SURVEYOR ON THE FINAL PLAT.**
2. **ALL WAIVERS GRANTED AND CONDITIONS OF APPROVAL ARE LISTED ON THE PLAN.**

**PASSED ON A 7-0 VOTE.**

5. **Subdivision Application # 15-02, AB Heiser, II LLC, on Tax Map 939, Lot 11, located at 610 – 620 Buck Street, in the R-3 Residential Rural/Agricultural Zone and the Aquifer Protection Zone** The applicant, Henry Amsden, on behalf of the owners, is proposing a two-lot subdivision to subdivide the existing duplex from remainder.
6. **Special Use Permit Application #15-303, AB Heiser, II LLC, on Tax Map 939, Lot 11, located at 610 – 620 Buck Street, in the R-3 Residential Rural/Agricultural Zone and the Aquifer Protection Zone** The applicant, Henry Amsden, on behalf of the owners, is proposing a two-lot subdivision to subdivide the existing duplex from remainder.

**Present:** Ammy and Stetson Heiser

Chairman Topliff said that the waivers were approved at the last meeting.



Mr. Monahan said that the intent is to subdivide and sell the existing duplex lot with 3.5 acres to their tenant. The State subdivision approval will be needed and should be a condition of approval. The Technical Review Committee was held on May 6, 2015. Jim Boisvert of the Public Works Department commented that a DOT approval would be needed if anything were to be done on the remaining lot. Pembroke Water Works and the Town Engineer had no concerns. The Assessing Department had questions regarding the lot numbering and it has been addressed. There are no missing checklist items.

**MOTION:** Vice Chairman Seaworth moved to accept the application as complete. Seconded by Member Bourque.

<b>VOTE:</b>	B. Edmonds – Y	L. Young – Y	B. Bourque – Y
	F. Kline – Y	A. Topliff – Y	B. Seaworth – Y
	K. Cruson – Y		

**MOTION TO ACCEPT THE APPLICATION AS COMPLETED PASSED ON A 7-0 VOTE.**

Mr. Chairman opened the public hearing at 7:55 p.m. on Agenda Items 5 and 6.

Ms. Heiser said that their tenant would like to purchase their duplex but cannot afford all the land so they are subdividing off the building and 3 acres of land. The remainder of the land will be kept by the Heisers and they have no intention of developing the parcel.

The following abutters were present: Cathy and Don Cleveland of 621 Buck Street; and Brian Gamache of 611 Buck Street.

Mr. Monahan said that there will be a minor dimensional change to the lot.

Mr. Heiser said that it made more sense to have the boundary come to the stone wall. He reminded the Board that they approved that change at the last meeting. Drill holes were already placed along the wall.

Ms. Heiser said that the house will now be 618 Buck Street rather than 610 and 612 Buck Street.

Mr. Monahan reviewed the Subdivision Application Conditions of Approval.

There being no further questions to come before the meeting, Chairman Topliff closed the public hearing at 8:02 p.m. If the cases are not completed tonight, they will be continued and not renoticed. He asked the public to monitor the Town website for the Planning Board agendas.

**MOTION:** Selectmen's Rep. Kline moved to approve Application #15-303 SUP with the following condition to be placed as a note on the plan:

1. "This Special Use Permit is granted conditionally until Case #15-02, Minor Subdivision application, has received final approval, at which time this Special Use Permit becomes final for as long as the Case is approved. If at any time the case is revoked or final approval is not received, this Special Use Permit becomes invalid."

Seconded by Member Bourque.

<b>VOTE:</b>	B. Edmonds – Y	L. Young – Y	B. Bourque – Y
	F. Kline – Y	A. Topliff – Y	B. Seaworth – Y
	K. Cruson – Y		

**MOTION TO APPROVE APPLICATION #15-303 SUP WITH THE FOLLOWING CONDITION TO BE PLACED AS A NOTE ON THE PLAN:**

1. **"THIS SPECIAL USE PERMIT IS GRANTED CONDITIONALLY UNTIL CASE #15-02, MINOR SUBDIVISION APPLICATION, HAS RECEIVED FINAL APPROVAL, AT WHICH TIME THIS SPECIAL USE PERMIT BECOMES FINAL FOR AS LONG AS THE CASE IS APPROVED. IF AT ANY TIME THE CASE IS REVOKED OR FINAL APPROVAL IS NOT RECEIVED, THIS SPECIAL USE PERMIT BECOMES INVALID."**

**PASSED ON A 7-0 VOTE.**

**MOTION:** Selectmen's Rep. Kline moved to approve Subdivision Application Case #15-02 with the following conditions.

1. Provide the signature of all property owners and surveyor on the final plat.

2. All waivers granted and conditions of approval are listed on the plan.
  3. State Subdivision Approval is granted and a copy of the permit is received by the Town of Pembroke
  4. All NHDES permit numbers should be located on the final plan.
- Seconded by Member Bourque.

**VOTE:**      B. Edmonds – Y              L. Young – Y              B. Bourque – Y  
                  F. Kline – Y                  A. Topliff – Y              B. Seaworth – Y  
                  K. Cruson – Y

**MOTION TO APPROVE SUBDIVISION APPLICATION CASE #15-02 WITH THE FOLLOWING CONDITIONS.**

1. **PROVIDE THE SIGNATURE OF ALL PROPERTY OWNERS AND SURVEYOR ON THE FINAL PLAT.**
2. **ALL WAIVERS GRANTED AND CONDITIONS OF APPROVAL ARE LISTED ON THE PLAN.**
3. **STATE SUBDIVISION APPROVAL IS GRANTED AND A COPY OF THE PERMIT IS RECEIVED BY THE TOWN OF PEMBROKE**
4. **ALL NHDES PERMIT NUMBERS SHOULD BE LOCATED ON THE FINAL PLAN.**

**PASSED ON A 7-0 VOTE.**

7. **Site Plan Application #15-106, Sand Road LLC, on Tax Map 634, Lot 48-1, located at 619 Sand Road in the C-1 Commercial/Light Industrial Zone, the Architectural Design Overlay, and the Aquifer Protection Zone.** The Applicant, CLD Engineering, on behalf of the owner, is proposing a 12,000 square foot retail store.
8. **Special Use Permit Application #15-302, , Sand Road LLC, on Tax Map 634, Lot 48-1, located at 619 Sand Road in the C-1 Commercial/Light Industrial Zone, the Architectural Design Overlay, and the Aquifer Protection Zone.** The Applicant, CLD Engineering, on behalf of the owner, is proposing a 12,000 square foot retail store.

**Present:** Frank Merrill, Brian Pratt, CLD Engineering

Chairman Topliff noted that the Board voted to continue the waiver requests to this meeting.

Mr. Monahan said that the application is to construct a building for a NH State Liquor Store. The application was before the TRC on May 6, 2015 which resulted in the following:

- Chief Gilman requested exterior security cameras on the four corners of the building.
- The Sewer Commission asked for a sewer connection fee of \$6,045 subject to adjustment once hooked up. It was suggested that this be a condition of approval.
- Town Engineer commented on the speed bump at the Dunkin Donuts driveway stop sign. A drainage easement should be provided as a condition of approval.
- The construction escrow amount was revised to \$1,800 by Mike Vignale and it has been paid by the Applicant.
- The Code Enforcement Officer had a signage question and the Applicant indicated that a State application would be filled out.
- Pembroke Water Works recommended a vegetable oil transformer be used but if one could not be used, a moat needed to be constructed around the transformer pad with clay underneath and stone surrounding the pad. The second option has been added to the plan and Pembroke Water Works will review. Mr. Monahan said that a "barrier boom" was suggested to the Applicant. It would allow water to pass through it but not oil.

Mr. Monahan reviewed the Site Plan waiver requests.

Mr. Monahan said that a revised driveway permit should be a condition of approval.

He also said that the Town Engineer felt that placing a speed bump at the stop sign would not serve any purpose. By the time the traveler reached the speed bump it would be ineffective.

**MOTION:** Vice Chairman Seaworth moved to grant the waiver requests for SUP Checklist Part C, Item C (partial waiver only for MSDS list of chemicals) and Site Plan Checklist Items Part A, Item L; Part B, Item B.4 (partial waiver for wetlands only); Part B, Item B.7; Part B, Item B, 11; Part B, Item B.16; Part B, Item B. 20; Part C, Item B; Part C, Item C. Seconded by Selectmen's Rep. Kline.

**VOTE:**      B. Edmonds – Y              L. Young – Y              B. Bourque – Y  
                 F. Kline – Y              A. Topliff – Y              B. Seaworth – Y  
                 K. Cruson – Y

**MOTION TO GRANT THE WAIVER REQUESTS FOR SUP CHECKLIST PART C, ITEM C (PARTIAL WAIVER ONLY FOR MSDS LIST OF CHEMICALS) AND SITE PLAN CHECKLIST ITEMS PART A, ITEM L; PART B, ITEM B.4 (PARTIAL WAIVER FOR WETLANDS ONLY); PART B, ITEM B.7; PART B, ITEM B, 11; PART B, ITEM B.16; PART B, ITEM B. 20; PART C, ITEM B; PART C, ITEM C PASSED ON A 7-0 VOTE.**

**MOTION:** Vice Chairman Seaworth moved to accept the application as complete. Seconded by Member Bourque.

**VOTE:**      B. Edmonds – Y              L. Young – Y              B. Bourque – Y  
                 F. Kline – Y              A. Topliff – Y              B. Seaworth – Y  
                 K. Cruson – Y

**MOTION TO ACCEPT THE APPLICATION AS COMPLETE PASSED ON A 7-0 VOTE.**

Chairman Topliff opened the public hearing on Items 7 and 8 at 8:19 p.m.

Mr. Pratt said that the Applicant is proposing a site plan on the former Merrill parcel near Dunkin' Donuts at 619 Sand Road. The previous buildings have been torn down but the existing slab and parking lot is still there. They would like to build a 12,000 sq. ft. building at the same location. The existing driveway will remain in the exact configuration and width but the site will be lowered and, therefore, the driveway will be less steep. A traffic study on the former use vs. proposed use suggested that there would be no impact on the street network.

There is parking all around the building. The rear loading dock is sized for tractor trailers. They anticipate one truck a day and two during the holidays. The water and gas will come in from Sand Road. The sewer will come in from a stub at Pembroke Crossing, near Dunkin' Donuts.

Storm water will be infiltrated – there will be roof gutters and underground perforated pipe surrounding the building. There will be 2 infiltration bioretention areas.

Lighting will consist of dark sky LED lights with fixtures along the perimeter and wall packs on the building.

With regard to landscaping, Mr. Pratt said that they tried to follow the ordinance but it left no room for snow storage or proper growth for the plantings. They reduced it to approximately 50% of what the ordinance required. They assured the Board that it would still be a very attractive site.

As suggested by the Board, Mr. Pratt spoke with DOT to see if they needed a driveway permit. DOT asked them to submit a driveway permit application which they did. DOT does not expect to require any offsite improvements – it is merely to update the traffic counts for the Pembroke Crossing permit application.

With regard to the transformer, Mr. Pratt said that they received the information provided to them about the geothermal boom liner. They do not oppose using it, but Eversource would not allow them to use it. Eversource said that their standard is the clay liner and the boom liner does not meet their standard specifications. To get the liner approved would require going through several layers of Eversource bureaucracy which would take time and delay the project. The standard DTR 58.311 clay liner has been used successfully by Eversource for a long time and that is what they require. Mr. Pratt said if they put on the plan that they will use the geothermal boom liner and it does not get approved by Eversource, then they will have delayed the project significantly. Richard Plourde of Eversource agreed to discuss the topic with someone from the Town.

Chairman Topliff said that the barrier boom was a suggestion and is not in the ordinance.

With regard to security cameras and lighting, Mr. Pratt said that the tenant has not decided on what they would be using but agreed to work with the Police Department during construction to make sure that they are happy with what is being done. It was suggested that it be a condition of approval.

With regard to the speed bump, it was proposed that the tenant work with the police department/traffic engineers and add it as a condition of approval.

Ms. Cruson said that the landscaping was excessive. She supported the concept of reducing the landscaping. Mr. Pratt said that they would be happy to remove more landscaping in order to gain more snow storage areas. She volunteered take part in the landscaping review process.

Chairman Topliff suggested that a condition of approval be that the landscape plan be revised by the landscape architect, in consultation with the Planning Department, and Ms. Cruson.

Member Bourque said that the container proposed by Eversource will stop water and oil from passing through. He said that the moat would fill with water and any oil that spills into it will overflow onto the ground. In the winter, the water will freeze and the only way to get rid of the water will be to pump it out or evaporate.

Member Bourque spoke with the local representative of the barrier boom and the water will pass through it but the polymers between the layers will stop the oil from penetrating. He said that the product has been around for quite a while and was used at substations for that purpose.

He suggested that the Town Planner contact Rick Plourde and the Eversource Engineering Department and talk to them about the product. Member Bourque said that the clay moat is better than nothing but that the barrier boom is much better. He also pointed out that if oil gets into the aquifer, it would be very difficult to remove.

Chairman Topliff suggested that in order to get approved, the Applicant would be required to use the Eversource-approved clay moat but require the engineer to work with Eversource on this alternative. If it is approved at a later date, the moat would be modified in some fashion to include it.

There being no further questions from the Board or the public, Chairman Topliff closed the public hearing at 9 p.m. He said that if the cases were not completed tonight, they would not be renoticed. He advised the audience to refer to the Town website for future Planning Board agendas.

**MOTION:** Selectmen's Rep. Kline moved to approve Application #15-302 SUP with the following conditions to be placed as a note on the plan: "This Special Use Permit is granted conditionally until Case #15-106, Site Plan application, has received final approval, at which time this Special Use Permit becomes final for as long as the Case is approved. If at any time the Case is revoked or final approval is not received, this Special Use Permit becomes invalid." Seconded by Member Bourque.

<b>VOTE:</b>	B. Edmonds – Y	L. Young – Y	B. Bourque – Y
	F. Kline – Y	A. Topliff – Y	B. Seaworth – Y
	K. Cruson – Y		

**MOTION TO APPROVE APPLICATION #15-302 SUP WITH THE FOLLOWING CONDITIONS TO BE PLACED AS A NOTE ON THE PLAN: "THIS SPECIAL USE PERMIT IS GRANTED CONDITIONALLY UNTIL CASE #15-106, SITE PLAN APPLICATION, HAS RECEIVED FINAL APPROVAL, AT WHICH TIME THIS SPECIAL USE PERMIT BECOMES FINAL FOR AS LONG AS THE CASE IS APPROVED. IF AT ANY TIME THE CASE IS REVOKED OR FINAL APPROVAL IS NOT RECEIVED, THIS SPECIAL USE PERMIT BECOMES INVALID." PASSED ON A 7-0 VOTE.**

**MOTION:** Selectmen's Rep. Kline moved to approve Site Plan Application Case #15-106 with the following conditions:

1. Provide the signature of all property owners and professionals on the final plat.
2. Provide a copy of the updated NHDOT driveway permit to the town and list the permit number on the plan.
3. All waivers granted and conditions of approval are listed on the plan.
4. Exterior security cameras shall be installed in consultation with the Pembroke Police Department prior to issuance of the Certificate of Occupancy.
5. A \$6,045 sewer connection fee, subject to adjustment once hooked up, will be needed.



6. Execute a drainage easement for the existing drainage structure at the south-westerly corner of the property between the proposed driveway and the intersection with Dunkin Donuts.
7. Applicant shall work with the Pembroke Planning Department on the landscape plan.
8. Applicant shall work with Pembroke Planning Department, Pembroke Police Department and Town Engineer to devise appropriate traffic control measures.

Seconded by Member Cruson.

**VOTE:**      B. Edmonds – Y              L. Young – Y              B. Bourque – Y  
                 F. Kline – Y                  A. Topliff – Y              B. Seaworth – Y  
                 K. Cruson – Y

**MOTION TO APPROVE SITE PLAN APPLICATION CASE #15-106 WITH THE FOLLOWING CONDITIONS:**

1. **PROVIDE THE SIGNATURE OF ALL PROPERTY OWNERS AND PROFESSIONALS ON THE FINAL PLAT.**
2. **PROVIDE A COPY OF THE UPDATED NHDOT DRIVEWAY PERMIT TO THE TOWN AND LIST THE PERMIT NUMBER ON THE PLAN.**
3. **ALL WAIVERS GRANTED AND CONDITIONS OF APPROVAL ARE LISTED ON THE PLAN.**
4. **EXTERIOR SECURITY CAMERAS SHALL BE INSTALLED IN CONSULTATION WITH THE PEMBROKE POLICE DEPARTMENT PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.**
5. **A \$6,045 SEWER CONNECTION FEE, SUBJECT TO ADJUSTMENT ONCE HOOKED UP, WILL BE NEEDED.**
6. **EXECUTE A DRAINAGE EASEMENT FOR THE EXISTING DRAINAGE STRUCTURE AT THE SOUTH-WESTERLY CORNER OF THE PROPERTY BETWEEN THE PROPOSED DRIVEWAY AND THE INTERSECTION WITH DUNKIN DONUTS.**
7. **APPLICANT SHALL WORK WITH THE PEMBROKE PLANNING DEPARTMENT ON THE LANDSCAPE PLAN.**
8. **APPLICANT SHALL WORK WITH PEMBROKE PLANNING DEPARTMENT, PEMBROKE POLICE DEPARTMENT AND**

**TOWN ENGINEER TO DEVISE APPROPRIATE TRAFFIC  
CONTROL MEASURES.  
PASSED ON A 7-0 VOTE.**

The meeting recessed at 9:06 p.m.

Chairman Topliff continued the meeting at 9:15 p.m.

**Minutes-** May 12, 2015 and May 26, 2015

**MOTION:** Member Young moved to approve the May 12, 2015 meeting minutes as amended. Seconded by Member Bourque. Approved with two abstentions: Selectmen's Rep. Kline and Member Krebs

**MOTION:** Member Bourque moved to approve the May 26, 2015 meeting minutes as amended. Seconded by Member Young. Approved with two abstentions: Selectmen's Rep. Kline and Member Krebs

**Miscellaneous**

**1. Committee Reports-**

Technical Review Committee: Member Young said that the Committee met on June 3, 2015 for two minor subdivisions.

TIF: Selectmen's Rep. Kline said that they are on track to meet the deadline for June 12, 2015. He said that the project is estimated to come in under \$4 million with the hope of receiving a grant for half of the estimated cost. He said that they have another meeting on Monday.

Roads Committee: Vice Chairman Seaworth said that they met last week and discussed this year's budget. Most of the road projects were either starting or planned to start.

Conservation Commission: Member Krebs said that the Commission discussed the subdivisions which TRC reviewed.

**2. Board Member Items-**

Member Bourque said that Ms. Verdile has returned to work on a part-time basis until released by the doctor.

Hillside Baptist Church wants a variance on an electronic message sign and is on the ZBA agenda for June 22, 2015.

Mr. Monahan said that the Larry Worcester subdivision will be going to the ZBA on June 22, 2015 asking for a variance to create a back lot. He will be at the Planning Board meeting on June 23, 2015.

Chairman Topliff asked Mr. Monahan to send an e-mail to the Planning Board members on the ZBA decisions.

**MOTION:** Member Bourque moved to adjourn the meeting. Seconded by Selectmen's Rep. Kline. Unanimously approved.

The meeting was adjourned at 9:36 p.m.

Respectfully submitted,  
Jocelyn Carlucci, Recording Secretary