

## **PEMBROKE PLANNING BOARD**

### **Minutes of Meeting**

**(ADOPTED)**

**February 24, 2015**

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

**ALTERNATES PRESENT:** Brent Edmonds

**EXCUSED:** Brian Seaworth, Vice Chairman; Stephanie Verdile, Town Planner

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

Chairman Topliff called the meeting to order at 7:00 p.m. Alternate Member Edmonds agreed to vote in place of Vice Chairman Seaworth.

### **New Business**

**Lot Line Adjustment Application #15-01.** Charles Brown III and Cheryl Brown & Joan Nolin Irrevocable Trust on Tax Maps 561, Lots 87 & 88, located at 615 & 623 Borough Road, in the Rural Agricultural Residential (RA) Zone. The applicant Tracey Sweeney II, of J.E. Belanger Surveying PLLC. On behalf of the owners Charles Brown III and Cheryl Brown & Joan Nolin Irrevocable Trust, proposes to adjust the lot line between Tax Map 561 Lot 87 and Lot 88. The adjustment will result in Lot 87 changing from 2.24 acres to 2.39, and Lot 88 changing from 2.54 to 2.39 acres.

Present: Tracey Sweeney II, of J.E. Belanger Surveying PLLC, Charlie Brown, Cheryl Brown and Joan Nolin

Mr. Monahan said that he received an authorization letter from the applicants.

He stated that the boundary line would be shifted slightly, in order to straighten the lot line between the two parcels. Both lots will become 2.39 acres and the frontage will still meet zoning requirements.

Mr. Monahan received the following waiver requests from the Minor Subdivision Plan Requirements Checklist: H (to show total area and buildable area), I (to show topography), J (to show locations of proposed or existing streets, easements, 100-year floodplain, wetlands, drainage ditches, etc.), L (to show existing water, sewer lines, and septic area) and M (to show how surface waters are collected, discharged, etc.).

Mr. Monahan said that these are 2 existing lots with 2 existing houses and the frontage exceeds the required 200 ft.

**MOTION:** Member Krebs moved to grant the waiver requests for Checklist Items H, I, J, L, and M. Seconded by Member Bourque.

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

**MOTION TO GRANT THE WAIVER REQUEST FOR CHECKLIST ITEMS H, I, J, L. AND M PASSED ON A 7-0 VOTE.**

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

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

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

Chairman Topliff opened the public hearing at 7:12 p.m.

Mr. Sweeney said he would answer any questions. There were none.

Ms. Nolin said that they only want to straighten out the boundary line.

There being no further comments or questions from the Board or the audience, Chairman Topliff closed the public hearing at 7:13 p.m.

**MOTION:** Member Bourque moved to approve Case #15-01, Nolin-Brown Lot Line Adjustment with the following conditions:

1. Provide the signatures of all property owners on the final plat.
2. Monuments are to be set in all required locations.
3. All Waivers granted or Conditions of Approval are listed on the plan.

Seconded by Member Krebs.

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

**MOTION TO APPROVE CASE #15-01, NOLIN-BROWN LOT LINE ADJUSTMENT WITH THE FOLLOWING CONDITIONS:**

- 1. PROVIDE THE SIGNATURES OF ALL PROPERTY OWNERS ON THE FINAL PLAT.**
- 2. MONUMENTS ARE TO BE SET IN ALL REQUIRED LOCATIONS.**
- 3. ALL WAIVERS GRANTED OR CONDITIONS OF APPROVAL ARE LISTED ON THE PLAN.**

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

Mr. Sweeney said that he would get the plat to the Planning Department with the required signatures. He will also set the monuments as soon as possible.

### **Minutes – February 10, 2015**

**MOTION:** Member Bourque moved to approve the February 10, 2015 minutes of meeting as presented. Seconded by Member Young. Unanimously approved.

### **Miscellaneous**

#### **1. Correspondence**

Mr. Monahan received a copy of the presentation given at the NH Municipal Association on Local Agricultural Regulations.

He also said that a letter was sent to the Selectmen from Central NH Regional Planning regarding the Transportation Improvement Program. They are looking for project nominations.

Selectmen's Rep. Kline said that he made it clear to the Transportation Person that Pembroke would not agree to enlarge Route 3 (Pembroke Street) and would not want to be evaluated with a Manchester mindset.

#### **2. Committee Reports**

Conservation Commission: Member Krebs said that although he did not attend the last Commission meeting, his understanding is that there will be logging done on the Butterfield Conservation Area in order to prevent the spread of red pine scale disease.

Board of Selectmen: Selectmen's Rep. Kline said that the Board discussed the concept of residents removing snow in their driveway and moving the snow across the street. The consensus was that it is fine to push the snow across the street as long as it does not create a bulge or hump in the road.

The Board of Selectmen banned the dumping of snow at Memorial Field from private properties. Only snow from Pembroke's public sites (roadways, parking lots, etc.) is allowed at Memorial Field.

Selectmen's Rep. Kline also reported that the public hearing for the TIF Project was held and a reporter from the Concord Monitor attended. He said that the article that appeared in the Concord Monitor was pretty good.

He also mentioned that Clean Energy's noise study showed a very small increase in their noise level (3-4 dbs). They have done a few things to help the noise problem such as installing a muffler system to the gas lines and adding fencing. Clean Energy spoke with

abutters about home improvements such as replacement windows to help reduce the noise. He said that the meeting went very well.

Tri-Town Ambulance Service Committee: Member Bourque said that they are in the process of obtained legal possession of Tri-Town Volunteer Ambulance Service old records.

Mr. Jodoin said that in the past Tri-Town had some financial problems but in 2013 the committee was in the black. They are hoping that they could eventually pay cash for an ambulance. He also said that the Service's operating budget is just over \$500,000. They have purchased a new stretcher, new heart monitors, and are beginning to replace older equipment.

Technical Review Committee: Member Young reported that 5 companies will be coming before the Committee. He said that Pitco is looking at manufacturing at their location, Clean Energy would like to add a building for their employees, and Crazy Kids would like to discuss adding After-School and Summer Camp Programs.

### 3. Planner Items

Mr. Monahan said that the Odd Ball Brewery binders that he passed out were given to the Board members tonight because they were too large to mail.

### 4. Board Member Items

Member Bourque said that 3 Planning Board members are up for recertification in April.

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

The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Jocelyn Carlucci, Recording Secretary