

**Pembroke Planning Board
Minutes of SITE WALK
(ADOPTED)
August 22, 2017**

MEMBERS PRESENT: Alan Topliff, Chairman; Brian Seaworth, Vice Chairman; Richard Bean

STAFF PRESENT: Stephanie Verdile, Town Planner; Susan Gifford, Recording Secretary

APPLICANT REPRESENTATIVES PRESENT: Patrick Colburn, Project Engineer, Keach-Nordstrom Associates, Inc.; Paul Chisholm, Design Engineer, Keach-Nordstrom Associates, Inc.

ABUTTERS/RESIDENTS PRESENT: Andre Rabois, 280 Pembroke Street; Marianne Brock, 2 Beretta Court; Cindy Thorell, Littlefield Condominiums; Jim Howard, 3 Savage Court

Ms. Thorell stated at the July 25, 2017 meeting that the proposed development is not far from the Condominiums which makes it quite concerning and she would truly like to have a site visit in that area so that the Planning Board could see the amount of space in between the homes and the Condominiums. The homes will sit above the South Browning Court homes.

Also at the July 25, 2017 meeting, Ms. Thorell mentioned the condominium “cliff lots” are separated from the proposed pond by “the ravine”. Mr. Colburn said that he would be happy to have a site walk in that area because the area is significant. He said that the Condominiums, as they compare to the proposed land, are separated by a “significant ravine” and, therefore, their drainage could not impact the Condominiums. It is clearly visible on the topography on Sheet 36.

The Board scheduled a site walk at 6:00 p.m. on Tuesday, August 22, 2017 and invited members of the public to join them.

The Board and interested residents gathered at the Pembroke Academy sign on August 22, 2017 at 6:00 p.m. in preparation for the site walk. Chairman Topliff called the site walk open at 6:03 p.m.

Member Bean extended thanks and appreciation on behalf of the Planning Board to the Land Surveying crew who spent more than a day using hand

machetes to make the path passable as they set labeled wooden station stakes and permanent fixtures in the ground. The site walk route was along the proposed center line of Ashwood Lane. At one point, houses on Beretta Court could be observed through the trees and vines. The walk was still strenuous and difficult with vines and branches across the path in thickly wooded area, but passable.

Patrick Colburn noted that houses would be located along each side of proposed Ashwood Lane. The site walk along the center line finally came out to a cleared field area with several nicely growing gardens. Mr. Colburn stated that the nearest Littlefield building at that point was 250-300 feet away.

Tennessee Gas Line fixtures were observed at the other end of the field.

Several participants went left to leave the site over a truck road, and the others continued on in heavily wooded conditions to observe a ravine approximately between the proposed development and Littlefield Condominiums. Mr. Colburn said that the elevation of the proposed pond is 344 feet. Following the 344 feet contour, the Condominiums are also at 344 feet. The covered car port across from the Condominiums is at the approximate elevation of 344 feet, which is similar, except that it is separated by a ravine. The ravine is approximately 14 feet deep.

The site walk concluded a little after 7:00 p.m.

Old Business- Applications Major Subdivision #16-06

This is a major subdivision application covering five existing lots to be done in several phases over several years.

- 1. Major Subdivision Application, Subdivision #16-06, Pembroke Meadows, LLC and DHB Homes, LLC. (c/o Bob Meissner), on Tax Maps 264, 266, and 567, Lots: 4 and 7, 25-4 and 26, and 1 respectively located at 282 Pembroke Street, in the Medium Density-Residential (R1) Zone, Architectural Design (AD) District, the Wetlands Protection (WP) District, and the Aquifer Conservation (AC) District, and. The applicant Patrick R. Colburn, P.E. of Keach-Nordstrom Associates, Inc., on behalf of the property owner Pembroke Meadows, LLC and DHB Homes, LLC (Bob Meissner) is proposing a major subdivision that includes: the**

consolidation/merger of five existing lots of record, totaling approximately 125 acres of land, and re-subdivide the consolidated lots in order to create 110 new residential building lots, connection to municipal water and sewer systems, and the construction of approximately 10,800 linear feet of new roadway. *Continued from April 25, 2017 meeting.*

2. **Special Use Permit Application, SUP-WP #16-308, Pembroke Meadows, LLC and DHB Homes, LLC. (c/o Bob Meissner), on Tax Maps 264, 266, and 567, Lots: 4 and 7, 25-4 and 26, and 1 respectively located at 282 Pembroke Street, in the Medium Density-Residential (R1) Zone, Architectural Design (AD) District, the Wetlands Protection (WP) District, and the Aquifer Conservation (AC) District.** The applicant Patrick R. Colburn, P.E. of Keach-Nordstrom Associates, Inc., on behalf of the property owner Pembroke Meadows, LLC and DHB Homes, LLC (Bob Meissner), requests a Special Use Permit from Article 143.72. D (2), Wetlands Protection District, which is required for the construction of streets, roads, and other access ways and utility rights-of-way, if essential to the productive use of adjoining land. This permit is associated with the Major Subdivision Plan application. Sub #16-06. *Continued from April 25, 2017 meeting.*
3. **Special Use Permit Application SUP-AC #16-309, Pembroke Meadows, LLC and DHB Homes, LLC. (c/o Bob Meissner), on Tax Maps 264, 266, and 567, Lots: 4 and 7, 25-4 and 26, and 1 respectively located at 282 Pembroke Street, in the Medium Density-Residential (R1) Zone, Architectural Design (AD) District, the Wetlands Protection (WP) District, and the Aquifer Conservation (AC) District.** The applicant Patrick R. Colburn, P.E. of Keach-Nordstrom Associates, Inc., on behalf of the property owner Pembroke Meadows, LLC and DHB Homes, LLC (Bob Meissner), requests a Special Use Permit from Article 143-68.E, Aquifer Conservation District for construction roads, utilities, infrastructure, and building lots for a 110-lot subdivision. A Special Use Permit is required for any activity taking place within the Aquifer Conservation (AC) District. This permit is associated with the Major Subdivision Plan. *Continued from April 25, 2017 meeting.*