



# TOWN OF PEMBROKE

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

Tel: 603-485-4747

## **Pembroke Planning Board Business Agenda May 22, 2018 7:00 PM at the Pembroke Town Hall**

### **Attendance**

### **Old Business**

- 1. Special Use Permit Application SUP-AC #17-304, Timothy Peloquin, Promised Land Survey, LLC, acting as the applicant on behalf of Keystone Pembroke, LLC, 17 Bridge Street, Unit 103 Billerica, MA, owner of Tax Map 634 Lot 1, located at 31-39 Whittemore Road in the Medium Density (R1) Residential Zone, the Aquifer Conservation (AC) District, the Wetlands Protection (WP) District. The applicant requests a Special Use Permit from Article 143-68.E, Aquifer Conservation District for construction roads, utilities, infrastructure, and building lots for a three (3) lot subdivision and an Open Space Development. 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 Application #17-03. *Continued from April 24, 2018.***
- 2. Special Use Permit Application, SUP-WP #17-305, Timothy Peloquin, Promised Land Survey, LLC, acting as the applicant on behalf of Keystone Pembroke, LLC, 17 Bridge Street, Unit 103 Billerica, MA, owner of Tax Map 634 Lot 1, located at 31-39 Whittemore Road in the Medium Density (R1) Residential Zone, the Aquifer Conservation (AC) District, the Wetlands Protection (WP) District. The applicant 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 #17-03. *Continued from April 24, 2018.***
- 3. Special Use Permit Application, SUP-OSD #17-306, Timothy Peloquin, Promised Land Survey, LLC, acting as the applicant on behalf of Keystone**

**Any time after 9:30 p.m. the Board will entertain a motion to continue the current application or current Board discussion to the next business meeting if it is determined it cannot be concluded by 10 p.m. After 10 p.m., only important miscellaneous agenda items will be discussed. Any remaining items will be placed on the agenda for the next regular Planning Board meeting. Information pertaining to any item on the agenda is available for public review by contacting the Planning Office at the Town Hall during normal business hours or by calling 485-4747 ext. 210.**

**Pembroke, LLC, 17 Bridge Street, Unit 103 Billerica, MA, owner of Tax Map 634 Lot 1, located at 31-39 Whittemore Road in the Medium Density (R1) Residential Zone, the Aquifer Conservation (AC) District, the Wetlands Protection (WP) District.** The applicant requests a Special Use Permit per Article XVIII Special Use Permits and Article X Open Space Development for the design and construction of an Open Space Development (OSD) and for OSD Reduction in Specification Standards. This permit is associated with the Major Subdivision Plan Application #17-03. *Continued from April 24, 2018.*

- 4. Major Subdivision Plan #17-03, Timothy Peloquin, Promised Land Survey, LLC, acting as the applicant on behalf of Keystone Pembroke, LLC, 17 Bridge Street, Unit 103 Billerica, MA, owner of Tax Map 634 Lot 1, located at 31-39 Whittemore Road in the Medium Density (R1) Residential Zone, the Aquifer Conservation (AC) District, the Wetlands Protection (WP) District.** The applicant proposes to subdivide Map 634 Lot 1 into three (3) single family lots and construct an Open Space Development consisting of eighteen (18) 4-plex two-bedroom units for a total of 72 residential dwelling units. The total area of the lot is approximately 88.8 acres with 23.54 acres developed for residential use, approximately 31.99 acres reserved for future activity for the Pembroke Pines Golf Course, and 33.3 acres to be dedicated/deeded to the Town of Pembroke/Conservation Commission. *Continued from April 24, 2018.*
- 5. Major Site Plan Application #18-102, Mark C. Sargent of Richard D Bartlett & Assoc, LLC, acting as agent on behalf of the property owner John Dapergolas, D'Pergo Realty Investments LLC, owner of Tax Map 561, Lot 35 located at 107 Sheep Davis Road in the Commercial Industrial (C1) Zone and the Aquifer Conservation (AC) District.**  
The applicant, Mark C. Sargent, proposes a change of use of a portion of the site for the operation of Michaels Power. Proposed is to lease the first and second floors of the 2 story wood building (2,760 square feet) and 6,488 square feet of the east end of the 2 story metal frame building. Offices will occupy the front building and the warehousing of equipment and wire will be had in the steel frame building. *Continued from April 24, 2018.*
- 6. Special Use Permit Application #18-303, Mark C. Sargent of Richard D Bartlett & Assoc, LLC, acting as agent on behalf of the property owner John Dapergolas, D'Pergo Realty Investments LLC, owner of Tax Map 561, Lot 35 located at 107 Sheep Davis Road in the Commercial Industrial (C1) Zone and the Aquifer Conservation (AC) District.**

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The applicant, Mark C. Sargent, requests a Special Use Permit from Article 143-68.E for activity within the Aquifer Conservation District. This permit is associated with the Major Site Plan Application #18-102. *Continued from April 24, 2018.*

### **New Business**

- 1. Notice of Voluntary Merger of Pre-Existing Lots, Silver Hill Development Corporation c/o Frank Merrill, owner of Tax Map 559, Lots 12 & 12-1 located at 774-778 & 773-777 Silver Hills Drive.**

The property owner seeks a voluntary lot merger pursuant to RSA 674:39-a.

- 2. Special Use Permit Application SUP-AC #18-304, Timothy Bernier, T. F. Bernier, Inc., acting as applicant on behalf of Silver Hill Development Corporation c/o Frank Merrill, owner of Tax Map 559, Lot 12 (after merger with Lot 12-1) located at 774 Silver Hills Drive in the Rural/Agricultural (R3) Residential Zone, the Aquifer Conservation (AC) District, and the Wetlands Protection (WP) District.**

The Applicant requests a Special Use Permit from Article 143-68.E., Aquifer Conservation District for relocation of the scale, scale house and shed as well as associated improvements including a new parking area, septic and well, and culverts. A Special Use Permit is required for any activity taking place within the Aquifer Conservation (AC) District. This permit is associated with Major Site Plan Application #18-103.

- 3. Special Use Permit Application SUP-WP #18-306, Timothy Bernier, T. F. Bernier, Inc., acting as applicant on behalf of Silver Hill Development Corporation c/o Frank Merrill, owner of Tax Map 559, Lot 12 (after merger with Lot 12-1) located at 774 Silver Hills Drive in the Rural/Agricultural (R3) Residential Zone, the Aquifer Conservation (AC) District, and the Wetlands Protection (WP) District.**

The applicant requests a Special Use Permit from Article 143.72. D (1), Wetlands Protection District, which is required for the erection of a structure. This permit is associated with Major Site Plan Application #18-103.

- 4. Major Site Plan Application #18-103, Timothy Bernier, T. F. Bernier, Inc., acting as applicant on behalf of Silver Hill Development Corporation c/o Frank Merrill, owner of Tax Map 559, Lot 12 (after merger with Lot 12-1) located at 774 Silver Hills Drive in the Rural/Agricultural (R3) Residential Zone, the Aquifer Conservation (AC) District, and the Wetlands Protection (WP) District.**

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The Applicant proposes to relocate the scale, scale house and shed and construct associated improvements including a new parking area, septic and well, and culverts. This permit is associated with Special Use Permit Application #18-304.

- 5. Special Use Permit Application SUP-AC #18-305, Timothy Bernier, T. F. Bernier, Inc., acting as applicant on behalf of Silver Hill Development Corporation c/o Frank Merrill, owner of Tax Map 559, Lot 12-3 located at 787-799 Silver Hills Drive in the Rural/Agricultural (R3) Residential Zone and the Aquifer Conservation (AC) District.**

The Applicant requests a Special Use Permit from Article 143-68.E., Aquifer Conservation District to subdivide lot 12-3 into two lots. A Special Use Permit is required for any activity taking place within the Aquifer Conservation (AC) District. This permit is associated with Minor Subdivision Application #18-05.

- 6. Minor Subdivision Application #18-05, Timothy Bernier, T. F. Bernier, Inc., acting as applicant on behalf of Silver Hill Development Corporation c/o Frank Merrill, owner of Map 559, Lot 12-3 located at 787-799 Silver Hills Drive in the Rural/Agricultural (R3) Residential Zone and the Aquifer Conservation (AC) District.**

The Applicant proposes to subdivide Map 559, Lot 12-3 into two lots. The proposed Lot 1 consists of 120,896 SF with 359.81 feet of frontage on Silver Hills Drive and 312.61 feet of frontage on North Pembroke Road. The proposed Lot 2 consists of 101,228 SF with 307.14 feet of frontage on Silver Hills Drive.

### **Continuance**

- 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. Applicant requests a 120-day extension.**

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**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 #16-06. Applicant requests a 120-day extension.

**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. Applicant requests a 120-day extension.

**Minutes** April 24, 2018 & May 8, 2018

**Miscellaneous**

1. Correspondence
2. Committee Reports
3. Other Business
4. Planner Items
5. Construction Escrow
6. Board Member Items
7. Audience Items

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