

**Pembroke Planning Board
Meeting Minutes
(ADOPTED)
May 26, 2020**

MEMBERS PRESENT: Brian Seaworth, Chairman; Robert Bourque, Vice Chairman; Clint Hanson; Dan Crean; Ann Bond, Selectman's Rep.; Kathy Cruson

ALTERNATE MEMBERS PRESENT: Holli Germain

EXCUSED: Ian Blakeney

STAFF PRESENT: Susan Gifford, Recording Secretary; Carolyn Cronin, Planner

Chairman Seaworth called the meeting to order at 6:30 pm. He read the legal notice required for remote meetings under the Governor's Emergency order. The Planning Board is utilizing Go to Meeting platform. The public has access to listen or participate as stated on the public notice of meeting. Five members were present at first roll call, sufficient to hold a meeting. Dan Crean joined the meeting several minutes later due to technical issues.

Discussion Item

1. Conceptual Site Plan, One Wall Allenstown, LLC, Tax Map 111, Lot 3 located at 25 Canal Street in Allenstown

The Applicant requests general feedback, comments, and questions before making a formal application submittal to the Boards in Pembroke and Allenstown.

John Bisson described the project to redevelop the China Mill building in Allenstown. A recent survey discovered that Pembroke owns a small piece of land called Hemlock Island in the middle of the Suncook River. There will be no disturbance of that piece of property. The development will be fully contained in Allenstown. Tom Zajac, civil engineer and land surveyor, noted that there has not been a good survey done in a while. The Pembroke Planning Board can ask questions and provide non-binding comments. A process to achieve joint municipal review must be agreed upon.

Chris Lewis, in house architect team, Brady Sullivan, noted that Stephen Pernaw, engineer who performed traffic study, is on the call if needed. Chris noted that we were speaking to the Pembroke Planner in February before the COVID-19 pandemic. We were planning to present to Pembroke first, but ended up before the Allenstown Planning Board last week. A very small portion of the site belongs to Town of Pembroke so it is prudent to allow input from the Pembroke Planning Board. The site abuts the Suncook River north and west, and the Allenstown sewer treatment plant to the south. Map 111, Lot 3 is in a developmental overlay district that allows flexibility. The total area is 8.25 acres, of which 6 acres is the main body of the project. No improvement is planned to the very small Hemlock Island. Two outbuildings will also be converted to apartments. The waste building and the storehouse building add approximately 30,000 square feet to the project. As you see the canal bisects the site, goes under the building, and feeds hydroelectric power which will remain operating. The development will be known as "The Lofts at 25 Canal". There will be 130 multi-family units in the main China Mill building, 8 in the waste house and 12 in the storehouse building for a total of 150 units. It will be a complete renovation with new windows, doors, etc. The units will be a mix of one, two and three bedrooms, with most of the units as two-bedrooms. There will be 264 parking spaces available. Several pedestrian bridges will be improved and remain for resident access.

Over 60 parking spaces are on the north side of the project. Sidewalks and curbing will be provided. The driveway is off Main Street. Fire flow services are in discussion with Pembroke Water Works and Allenstown Fire Department. Stephen Pernaw performed traffic studies at two designated intersections. Stephen Pernaw stated that the proposed development will generate 54 trips at AM peak hour and 66 trips at PM peak. Traffic will distribute 2/3 to the south and east and 1/3 to the north via Main Street. The north bound trips add 18 AM and 22 PM new trips. The intersections will handle the increased traffic and still operate at less than full capacity. Stephen Pernaw stated he submitted his formal report to Allenstown last week and would provide Pembroke with a copy as well.

Chairman Seaworth stated that the direct impact to the land in the river is of less interest to us than the traffic. Selectmen's Rep Bond received clarification that the water supply for fire coordination is under discussion with Pembroke Water Works and Allenstown Fire Department. Vice Chairman Bourque asked if the size of the units would increase on higher floors, as he had noted in some buildings. Chris Lewis, architect, stated that the units will vary in size, but the layout will be identical on each floor. The size of the units ranges from 900 square foot one-bedroom to 1,500 or 1,600 square foot three-bedroom, with larger units on the west side of the building. The north side views are spectacular. The lower level of the building will contain the leasing office and amenities, as well as the primary access.

Chris Lewis explained that 12 townhouse style units of 1,200 square feet will be in the south building. Each will contain living room, bath, and kitchen on first floor and 2 bedrooms and a bath on second floor. The smaller building will have 4 units on the first level and 4 units on the second floor, each containing 1,000-1,200 square feet.

Member Cruson asked if this is a brownfield site. Chris Lewis said yes, and to some degree there will be environmental cleanup in the rear portion. Member Cruson said it is phenomenal to bring the building back to life. However, she stated 66 trips in the PM peak hour sounds low. Stephen Pernaw stated that the numbers are based on 150 units over one-hour periods for 24 hours. Member Cruson stated most households now have 2-5 vehicles. Stephen Pernaw relies on the traffic engineer manual. Member Cruson asked how much parking is available. Tom Zajac stated that Brady Sullivan has a wealth of mill building redevelopment experience throughout New England. The units are a mix of one, two and three bedrooms and the multiplier is 1.7-1.8 parking spaces per unit for 264 parking spaces. Although there will be some three-bedroom units, it is not like a single-family home on its own lot. Member Hanson asked if the peak numbers reported are just for the planned development. That is correct. Chairman Seaworth asked what the peak number is at the intersection that will be added to the 66 PM peak trips. Stephen Pernaw suggested that the Pembroke Planning Board look at Figure 8 in the traffic study report he will provide to see traffic volume on Main Street. Member Cruson stated her concern is the number of vehicles going north up Main Street. Stephen Pernaw stated a few vehicles turn at Academy Road, a few more turn at Pembroke Hill Road and the rest travel straight into Concord.

Selectmen's Rep Bond asked if the units would have assigned parking. Chris Lewis said the development will not have assigned parking. The calculation of 264 parking spaces

are first come, first served basis and visitor parking is factored in. There are a handful of "buddy spaces" long enough to fit two cars for one household. Alternate Member Germain asked what the price point of the units will be. Chris Lewis said the units will be market rate which is not known at this time. Selectmen's Rep Bond noted that there is a shortage of downtown parking now. Selectmen's Rep Bond asked about estimated start date. Tom Zajac stated we hope to start as soon as possible. It is a Tax Act project, and we have applied to the State Historic Preservation Board and National Park Service in Washington DC. We hope to hear from those organizations in the next 30 days. Selectmen's Rep Bond asked that the developer please notify Town of Pembroke when construction is started. Tom Zajac agreed to notify Pembroke when construction begins. Tom asked for clarification of the process going forward. Pembroke owns Hemlock Island in the Suncook River. John Bisson noted again, there is no physical disturbance planned for Hemlock Island. Pembroke Planner Cronin stated I can speak to that. I have had discussions with Pembroke Town Counsel and Matt, the Allenstown Planner. Pembroke Town Counsel has advised that Pembroke has legal responsibility to review the plans to their regulations. The course of action is for the developer to apply for Pembroke Planning Board site plan review and ask for waivers of all non-applicable regulations. Under Development of Regional Impact (DRI) we should receive from Allenstown, we can comment on schools, environment, and traffic. We would need a copy of the plans by June 2, 2020 for our June 23, 2020 meeting. Otherwise, it would be on the agenda in July.

Chairman Seaworth asked if members of the Board need to have comments prepared that fall under DRI before site plan review. Chairman Seaworth thanked the group for their presentation. Tom Zajac thanked the Pembroke Planning Board for their time.

Old Business

2. 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.

➤ Special Use Permit Application SUP-WP #18-318

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.

➤ Special Use Permit Application SUP-DW #18-319

The Applicant requests a Special Use Permit in accordance with Article 143-53, Driveways, to permit three shared driveways in the development.

Member Cruson recused herself for Major Subdivision Application #18-03 because of family land. Alternate Member Germain is not a voting member on this application as she was not present for prior discussions.

Chairman Seaworth noted this application was noticed for public hearing. He apologized to anyone in the public that last month's meeting had to be cancelled due to technical difficulties with the meeting platform. When participating, please be mindful of the time, keep your comments focused and brief, and please do not repeat information from prior meetings. Chairman Seaworth read Old Business Article 2, Major Subdivision Plan Application #18-09 and associated permits #18-318 and #18-319.

Chairman Seaworth opened the public hearing on Major Subdivision Plan Application #18-09 and associated permits at 7:25 pm.

Jon Rokeh, Rokeh Consulting, LLC, explained that Attorney John Cronin is filing paperwork as needed to continue the lawsuit, without specific court dates, until the process of reviewing the open space development application has been reviewed and acted upon. We are keeping our options open. Jon Rokeh asked the Planning Board to consider a continuance of Major Subdivision Plan Application #18-03 and associated permits for three months. Planner Cronin returned to meeting after a brief loss of internet connection. Chairman Seaworth explained that Jon Rokeh gave an update on the conventional subdivision application. There have been no significant changes. Jon Rokeh advised no court dates have been set. If the open space development application gets approved, there would be no need to go the end of the current court case.

Planner Cronin stated that in September 2019 the Planning Board set a six-month deadline specific to this item.

Cheryl Tufts, Brickett Hill Road, stated she is interested in the very negative comments from Conservation Commission on this project. This project is very needed in Pembroke. People want this project to go ahead. Cheryl noted she was on the Conservation Commission for ten years. This project would allow Pembroke residents to downsize and remain in Pembroke.

Ayn Whytemore, Pembroke Street, asked what about purpose of this extension request. Chairman Seaworth stated that the Planning Board granted the original extension because the application depends on opening range roads. Board of Selectmen action made this plan noncompliant. We agreed to set aside the original application until the appeal process is resolved and the second plan is considered. Chairman Seaworth stated the major subdivision application and its associated permits are all contingent on each other.

John Scerola, Melissa Drive, stated he has a traffic concern about application #18-09 from a proposed 48 home subdivision.

Member Crean asked that we not take comments on the merit of the subdivision, as the request under consideration is for a continuance.

Chairman Seaworth stated I would appreciate everyone's cooperation. If we run up against time, we may need to initiate time limits to speak.

At 7:41 pm Chairman Seaworth closed the public hearing for Case #18-09. If this application is continued to another meeting, the public hearing will also be continued.

MOTION: Member Crean moved to approve the developer's request for time extension for plan review on Major Subdivision Application #18-03 and associated permits to August 25, 2020. Seconded by Vice Chairman Bourque.

Discussion: Planner Cronin clarified that after the lengthy delay of six months, the plan was renoticed at the expense of the applicant. For a three month delay a decision to renotice would be up the Board but was not part of the original motion.

VOTE: B. Seaworth – Y C. Hanson – Y A. Bond - Y
D. Crean – Y R. Bourque – Y

MOTION TO APPROVE THE REQUEST FOR TIME EXTENSION FOR PLAN REVIEW TO AUGUST 25, 2020 AT THE REQUEST OF THE APPLICANT PASSED ON A 5-0 VOTE.

MOTION: Member Crean moved to continue consideration and public hearing of Old Business Agenda Item #3, Major Subdivision Plan #18-09, to August 25, 2020 as requested by the applicant. Seconded by Vice Chairman Bourque.

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

MOTION TO CONTINUE PUBLIC HEARING TO AUGUST 25, 2020 PASSED ON A 5-0 VOTE.

Chairman Seaworth said that the public hearing would not be renoticed. The public is advised to call the Planning Department or check the Town website for any updates or schedule changes.

3. Major Subdivision Application #19-03, Jon Rokeh, Rokeh Consulting, LLC, acting as Applicant on behalf of San-Ken Homes, Inc., owner 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 56-lot Open Space Development with individual lots to be served by on-site septic and wells. 95 acres of open space are proposed.

➤ **Special Use Permit Application SUP-WP #19-310.**

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.

➤ **Special Use Permit Application SUP-OSD #19-311.**

The Applicant requests a Special Use Permit in accordance with Article X, Open Space Development, for Reduction in Specification Standards.

Member Cruson recused herself for Major Subdivision Application #19-03 because of family land. Alternate Member Germain is not a voting member on this application as she was not present for all prior discussions.

Planner Cronin provided an update on Major Subdivision Application Plan #19-03. NHDES AOT Permit and Army Corps of Engineers Wetland Permit were issued, and copies were submitted to the Town on April 17th.

A letter from the Conservation Commission was submitted dated March 12th. The Town Engineer is satisfied. The applicant is working with the Code Enforcement Office on firefighting water. The Board wanted vertical granite curb versus Cape Cod berm proposed. Sloped granite as recommended by NH Fish and Game is a good compromise. Draft conditions are provided for the Planning Board's review. The Open Space Development Special Use Permit requested is for dimensional requirements.

Member Crean noted this application has been pending for a long time. Candidly, I am very negative about a proposed project of 55 homes on this site. Internal roads do not connect to any other roads, and onsite water and septic is not appropriate. There are enough major concerns that I could not vote on this application tonight. Applicant has been reluctant to make changes to the plan. I would like us to hold the public hearing and then act on this application.

Chairman Seaworth said this is a reasonable suggestion on how to proceed. If we have sufficient information, we should bring this application to a conclusion. Each Board member has their own opinion, and we cannot short circuit the process. Member Crean clarified he was not making a formal motion. He would like to hear from the developer and have a discussion. Vice Chairman Bourque agreed. Alternate Member Germain stated she is not voting on this, but the Conservation Commission information should be spoken upon.

Chairman Seaworth stated Member Crean expressed his opinion as one member of the Board. If there are items that are going to drive the vote of members, we should discuss them now. Vice Chairman Bourque stated he wants to see an independent hydrology study to see if the water table is too high and how it affects drainage. There are 13 lots on the plan that have less than 100 feet of frontage. The developer appears to have cut the underlying dimensions of the R3 zoning district in half. I do not care for the configuration. The subdivision is overbuilt and does not work in my opinion.

Member Crean stated my concerns are frontage, water table and location of well and septic. My primary concern is safety. There should be a way to connect the roads to a thoroughway. I would like to hear more comment on that.

Chairman Seaworth opened the public hearing on Major Site plan application #19-03 at 8:01 p.m. He invited Jon Rokeh to speak first.

Jon Rokeh, Rokeh Consulting, LLC, stated that when we submitted a conventional subdivision plan for San Ken Homes there was talk of too much wetland impact and no opening of range roads. Taking comments from the Planning Board and abutters, the developer created an open space development plan. We have been working with the town since September 2019 and have received generally positive feedback. I understand that some members of the Board and the public do not want the project to go ahead. The question is are we compliant with your zoning regulations. We reduced the wetland impact from 35,000 square feet to 10,000 square feet. We are proposing deeding 95 acres of open space to the town.

For the State subdivision application, we recently dug 30 new test pits, along with the 50-60 dug in prior years, and another 6 test pits in the last two weeks. We have received State Alteration of Terrain and septic approval. We did a hydrology report presented by Fred Bickford, hydrologist, who is available on this call. We have been doing everything requested to make the best available project for the developer. We are going to develop this parcel with the layout and number of units to make it economically feasible. We were in a lot better position in March 2020. We are willing to work with the board. The fire pond is approved for a number of units, with a number of units to be sprinklered. We are working with the Pembroke Fire Chief to refine a viable plan. We must be able to service the whole frontage of the lot with either fire pond or cistern. We may need to add an additional cistern to service all the lots. We spoke with Kim at Fish and Game and sloped granite curbing would be acceptable. Other than the State Subdivision permit that we expect to have in a week, we have received all approvals from the State of NH. Chris Guida is on the call to respond to Conservation Commission and wetland questions. Hydrologist Fred Bickford is on the call as well.

Selectmen's Rep Bond thanked Jon for his presentation. Vice Chairman Bourque noted several items were discussed in previous meetings. I would like to have an independent hydrology that addresses section 203.35 "the Planning Board may prohibit development of any area with poorly drained soils or ground water", and how it is going to affect the lots. What magnitude is unreasonable?

Jon Rokeh stated that he is a registered engineer, Chris Guida is a Wetlands and Soil Scientist, Mark West reviewed Chris Guida's report, and your own Town Engineer approved the plan for the town. The third party review you are looking for has already been done. Vice Chairman Bourque said my second item is the frontage of 13 lots is less than 100 feet. Lot frontage ranges from 48 to 100 feet. The Planning Board has denied applications having less than 200 feet of frontage. The developer took the underlying dimensions for the R3 zoning district and divided them in half. Jon Rokeh stated that open space development regulations do not require a specific frontage. Your open space regulations allow no lots at all. We asked if the Planning Board preferred having lots shown versus condominium type plan with no lots on the plan.

Chairman Seaworth stated we could try to parse the regulations. This is the first application this Planning Board has reviewed under open space development section. We can put the dimensional requirement for frontage in the use permit. Flag lots identified as irregular lots may be allowed by the Planning Board without road frontage. Three parallel driveways are proposed with absolute minimum road frontage. It is within our jurisdiction to accept lots or not. Vice Chairman Bourque spoke about combining lots. Lots may be irregular in size and shape providing they follow the natural topography.

Ken Lehtonen said we are following Pembroke Planning Board regulations as written, which will be held up by a court of law. Decisions are based on what is in writing. Alternate Member Germain noted that lot numbers were increased by seven over the conventional subdivision.

Jon Rokeh stated wetland impact of roads was decreased from 35,000 square feet to 10,000 square feet and 95 acres of open space was created. As to the increase in number of units, you take the number of units you could have in conventional subdivision and place them in a smaller area. A big lot on the northern side of the road made 61 homes our base. We chose to propose 55 houses, preserved the range roads, and created a better plan for everyone.

Selectmen's Rep Bond asked about an access easement Meadow View Lots 13 and 14 called Mason Way. The town already has a road named Mason Way. Jon Rokeh said the documents still need final review by Pembroke legal counsel. Selectmen's Rep Bond also asked about reference to common land for 56 lot owners 1/56 share per lot owner and proportionate share of real estate tax. Jon Rokeh stated that is another document which needs final review from legal counsel. Ken Lehtonen stated that two sample documents were provided, one as Conservation deed to open space and the other if Conservation refused, dividing the common land among property owners.

Chairman Seaworth asked if any members of the public have comments. Please focus on points we have been discussing tonight. Planner Cronin stated I do not have a queue in this software. I can go through the video connections first and phone callers second. Selectmen's Rep Bond suggested participants could open chat and type in a comment or question.

Paula Heath, 429 4th Range Road, said at the last meeting Ken Lehtonen mentioned that some of the lots would need to raise the leach fields by 24 inches. 1) Do we know how many lots that applies to? 2) How is electric cable and power going to work? and 3) Conservation Commission cannot be everywhere to watch over use of wetland areas. I believe leach fields will interfere with wells. An expert previously testified that rainwater recharges wells and leach fields by 8 inches. I know a development must go in but this one has too many houses for the impact to the area. Most planned developments have town water and sewer.

Jon Rokeh stated three conduits will go under the road with electric cable and power in a water protected underdrain. Chris Guida, Wetland Soils Scientist, and septic designer, stated 95% of NH homes have on-site septic. When we do septic design, it is quite common to have raised leach fields. We follow all State of NH setbacks and regulations.

Chris Guida said that wells are drilled in bedrock and sealed at the bedrock interface. Septic is at least 75 feet from a well. There is no chance to contaminate drinking water with a nonfunctioning septic. We have more gallonage per day than we need. Each septic and well is individually designed to meet all NH regulations.

Brian Mrazik, Pembroke Hill Road, asked the Planning Board to deny the open space development in favor of conventional subdivision of one house per 5-acre lot. 1) There is no preservation of farmland or vistas in this application. 2) The proposed subdivision is not consistent with the Pembroke Master Plan and 3) the proposed subdivision is accessed by Pembroke Hill Road and it cannot handle 600 vehicles a day. There is a cost to the town to maintain roads, culverts and pipes, school possibly 80 children, maintain detention

ponds and fire ponds. No improvements to Pembroke Hill Road are proposed and no Homeowner Association is proposed to help manage costs.

Ayn Whytemare, Pembroke Street, I have a question for the Board. Who is going to monitor and enforce activity in the wetland setbacks? There are two people in the State Wetlands Bureau. Pembroke Conservation Commission is a volunteer organization with not enough time to even walk all the boundaries of our properties yearly. The town will have to dedicate resources to make sure the wetlands are protected.

Member Crean agreed. The whole obligation rests on the town. Chris Guida said this is not a project wetlands issue. Legal issues on wetlands exist across the town. Police enforce illegal action. Things happen that we cannot control.

Mark Fougere stated he provided a financial analysis of the proposal at a previous meeting. He estimates \$460,000 per year revenue to the town from property tax and vehicle registrations. Costs to the town are estimated at \$80,000. Even with \$30,000 additional maintenance costs, it is a positive ratio. Zoning regulations are in place and are enforced by the Code Enforcement Officer. Another option would be to hire a town employee to inspect wetlands across the town.

Peter Gailunas, abutter, urged the Planning Board to reject the proposal. He recently had to hydro frack his well and was told that 55 additional new wells could not be supported in the area. The builder has shown no goodwill.

Jon Rokeh stated we have incorporated every comment put forward other than those not financially feasible.

Ammy Heiser stated we need to keep our water from being contaminated. The 50-foot wetland buffers approved in March 2020 go up to people's front doors in this project. Planting a lawn, parking a car are not allowed – no disturbance buffers. 55 units in open space development is a recipe for violations. The Town of Pembroke is 10% wetlands. A lot of places are not fit for development.

Anyone on telephone can unmute their connection with *6.

John Scerola, 28 Melissa Drive, I have a development down Nadine Drive of condexes with another 100 cars. Pembroke Street cannot handle an additional 200-300 vehicles. This is my first Planning Board meeting on this proposed development. Does the 95 acres open space remain unbuildable? I am against this proposal. Who has the final say?

Chairman Seaworth advised him to call the Town Planner during business hours to learn about the Planning Board process. The open space would stay as it is.

Jon Rokeh stated the land north of Robinson Road is forested and wetlands and timber harvested fields tie into 5th Range Road. There will be public access in perpetuity.

Chairman Seaworth stated the time is after 9:00 PM. The Planning Board needs to decide a course of action.

Member Hanson suggested taking a vote on the application after the public hearing is closed. We have draft motions. Member Crean said it is very late in the evening to be taking up any substantive motion. We have listened to a lot of information. I suggest we defer action to the next business meeting. Vice Chairman Bourque agreed with deferment. Ken Lehtonen said I am the applicant paying these professionals and I would like to be recognized.

Ken Lehtonen stated that he typically uses 10,000 square feet per lot to develop a yard, well and septic. This proposal uses 12 acres out of 177 acres. This proposal leaves 150 acres untouched. We are using a small amount of land. To the best of our knowledge we have met all your written regulations. I have hired professionals to provide reports. Professional opinion should hold more weight. I went through all the necessary State boards to obtain permits. I ask that the Planning Board vote on what the regulations say. I have been working with the Town of Pembroke since 2017 and I would like to know if I am breaking ground or heading to the court room.

Chairman Seaworth stated the applicant is not interested in changing what they feel is their best application.

Fred Bickford, hydrologist, stated that Chris Guida did a great job covering all that he might say, covering drilled bedrock and shallow dug wells. The water recharge happens disparately, and the amount of water received by any well will vary. It is feasible to supply water to the proposed development with individual wells.

There being no further comment, Chairman Seaworth closed the public hearing on Major Subdivision Application Plan #19-03 at 9:15 p.m.

Chairman Seaworth stated he is looking for a motion. Member Hanson suggested that a motion in the affirmative be made. Chairman Seaworth agreed that would be appropriate. State law requires that if a motion is made and the Board votes NO, the Board needs to provide those reasons why the vote was negative.

Selectmen's Rep Bond asked if the 50-foot wetland buffer applies to this application.

Chairman Seaworth stated that as for zoning, this application was submitted under the old zoning regulations. However, the 50-foot wetland buffer restriction applies to all wetlands and does change how anyone with wetlands on their property can use the setback. Selectmen's Rep Bond said my concern is how an owner will use their land.

Vice Chairman Bourque suggested putting off the vote on the application to the next business meeting. I also would like to require an independent hydrologist report to verify some of this information and determine how the high water table affects drainage. We have only heard from the applicant's hired hydrologist. The Town Planner can work with the applicant to hire a hydrologist of the town's own choosing at the applicant's expense.

MOTION: Vice Chairman Bourque moved to request that the applicant support the expense of hiring an independent hydrologist of the town's choice to provide a report regarding section 205.35 areas. Chairman Seaworth seconded.

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

MOTION TO REQUEST THE APPLICANT SUPPORT HIRE OF INDEPENDENT HYDROLOGIST PASSED ON A 5-0 VOTE.

Chairman Seaworth stated that the applicant will discuss issues with Carolyn Cronin. The hiring of a hydrologist is contingent on the applicant covering the cost. If the applicant does not agree, the Town of Pembroke will not hire a hydrologist at town expense.

MOTION: Vice Chairman Bourque moved to continue consideration and public hearing of Old Business Agenda Item #3, Major Subdivision Plan #19-03, to June 23, 2020. Seconded by Member Crean.

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

MOTION TO CONTINUE PUBLIC HEARING TO JUNE 23, 2020 PASSED ON A 5-0 VOTE.

Chairman Seaworth said that the public hearing would not be renoticed. The public is advised to call the Planning Department or check the Town website for any updates or schedule changes.

Member Cruson and Alternate Member Germain returned to the Planning Board as voting members.

MOTION: Vice Chairman Bourque moved to defer the remaining items on the May 26, 2020 agenda to the Planning Board workshop on June 9, 2020. Seconded by Member Crean.

VOTE: B. Seaworth – Y A. Bond – Y C. Hanson – Y
D. Crean – Y R. Bourque – Y K. Cruson - Y
H. Germain - Y

MOTION TO DEFER REMAINING AGENDA ITEMS TO JUNE 9, 2020 PASSED ON A 7-0 VOTE.

Minutes

May 12, 2020

Miscellaneous

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

ADJOURN: Vice Chairman Bourque moved and Member Crean seconded to adjourn at 9:29 p.m. Approved unanimously.

Respectfully submitted,
Susan Gifford, Recording Secretary