

**Pembroke Planning Board
Meeting Minutes
(Approved June 8, 2021)
May 25, 2021**

MEMBERS PRESENT: Brian Seaworth, Chairman; Robert Bourque, Vice Chairman; Ann Bond, Selectman's Rep.; Kathy Cruson, Brent Edmonds, Kevin Foss, Clint Hanson

ALTERNATES PRESENT:

MEMBERS EXCUSED:

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

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. Seven members were present.

Old Business

1. * Applicant has requested a continuance to June 22, 2021*****

Major Site Plan Application #21-101, Chris Nadeau, PE of Nobis Group acting as Applicant on behalf of Cornerstone Realty Holdings, LLC, owner of Tax Map VW, Lot 187 located at 30 High Street in the Medium Density-Residential (R1) Zone, the Aquifer Conservation (AC) District, and the Wetlands Protection (WP) District.

The Applicant proposes to redevelop the former Village School into 32 residential units with associated covered parking.

➤ **Special Use Permit Application SUP-AC #21-303**

The Applicant requests a Special Use Permit in accordance with Article 143-68.E., Aquifer Conservation District, for residential use over the aquifer.

Representing applicant: Chris Nadeau, PE, Nobis Engineering

Planner Cronin reported that the applicant has requested a continuance to the June 22, 2021 meeting to allow time to coordinate with the Pembroke Fire Department.

MOTION: Member Foss made a motion to continue the public hearing for Major Site Plan #21-101 and Special Use Permit SUP-AC #21-303 to June 22, 2021 as requested by the applicant. Seconded by Vice Chairman Bourque.

VOTE: B. Seaworth – Yes K. Foss – Yes A. Bond - Yes
B. Edmonds - Yes R. Bourque – Yes K. Cruson – Yes
C. Hanson - Yes

MOTION TO CONTINUE THE PUBLIC HEARING TO JUNE 22, 2021 PASSED ON A 7-0 VOTE.

New Business

2. Minor Site Plan Application #21-102, Cory DuBois, PE of Fuss & O'Neill acting as Applicant on behalf of NG Advantage, LLC, owner of Tax Map 634, Lot 41-2 located at 10 Cooperative Way in the Soucook River Development (SR) Zone,

the Aquifer Conservation (AC) District, and the Architectural Design (AD) District.

The Applicant proposes one new shipping container and one new compressed natural gas skid, as well as relocating one shipping container.

➤ **Special Use Permit Application SUP-AC #21-304**

The Applicant requests a Special Use Permit in accordance with Article 143-68.E., Aquifer Conservation District, for additional container and skid over the aquifer.

Items utilized for this review:

- Site plan titled, "Amended Site Plan, Tax Map 634-41-2, NG Advantage Pembroke," dated April 2021
- Site Plan Review Application
- Minor Site Plan Review Checklist & Waiver Request
- Special Use Permit Application & Special Use Permit Checklist
- Project Narrative

Planner Cronin provided an overview of the Minor Site Plan application. The applicant proposes an amendment to the approved Site Plan (2013) and Amended Site Plans (2017 and 2018) to add a new shipping container and compressed natural gas skid, as well as relocating an existing shipping container. There are no changes to impervious surfaces, zoning use of the property, or any permanent structures. The property is located in the Soucook River Development (SR) Zone and the Aquifer Conservation (AC) and Architectural Design (AD) overlay districts. A Special Use Permit application for the AC Overlay has been filed. The Planning Board will need to review and vote on the Special Use Permit.

A TRC meeting was held on May 11, 2021. Fire expressed some concerns about trailers being stored outside of the canopy. The Applicant assured that they will keep an eye on that. There were no other issues. The TRC Minutes are in the packet. The Town Engineer reviewed the plans and had no issues. The waivers appears to be reasonable because there are no changes proposed to the existing approved MSDS.

MOTION: Vice Chairman Bourque moved to grant the waiver requests for checklist items Part A – M. MSDS for chemicals onsite as requested by the applicant. Seconded by Member Cruson.

VOTE: B. Seaworth – Yes K. Foss – Yes A. Bond - Yes
B. Edmonds - Yes R. Bourque – Yes K. Cruson – Yes
C. Hanson - Yes

MOTION TO GRANT THE WAIVER REQUESTS AS LISTED ABOVE PASSED ON A 7-0 VOTE.

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

VOTE: B. Seaworth – Yes K. Foss – Yes A. Bond - Yes
B. Edmonds - Yes R. Bourque – Yes K. Cruson – Yes
C. Hanson - Yes

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

At 6:45 p.m. Chairman Seaworth opened the public hearing on Minor Site plan application #21-102 and SUP-AC-#21-304. If this business item is not resolved tonight, the application and the public hearing will be continued without being renoticed. Information will be on the town website for a future agenda item.

Cory DuBois, PE of Fuss and O'Neill, is unable to attend tonight's meeting so instead, Arty Fleck explained that a 40 foot storage container would be moved to the north side of the lot, and a 20 foot storage container would be added as approved in 2018. The container will be moved over 45 feet. Member Edmonds asked if the applicant foresees more changes in the coming months. Arty Fleck stated that the company is paying for a storage unit that is way too big for its needs. He doesn't foresee more changes.

Planner Cronin reviewed the suggested conditions of approval. All of the conditions are boilerplate.

There being no further input Chairman Seaworth closed the public hearing at 6:52 p.m. for tonight. Chairman Seaworth noted that if this application is not completed tonight, the application and its public hearing will be continued to a future meeting and not renoticed.

MOTION: Vice Chairman Bourque moved to approve Special Use Permit SUP-AC #21-304 conditionally until Minor Site Plan #21-102 has received final approval, at which time the Special Use Permit becomes final for as long as the plan is approved. If at any time the plan is revoked or final approval is not received, the Special Use Permit becomes invalid. Seconded by Member Hanson.

VOTE: B. Seaworth – Yes K. Foss – Yes A. Bond - Yes
 B. Edmonds - Yes R. Bourque – Yes K. Cruson – Yes
 C. Hanson - Yes

MOTION TO APPROVE SUP-AC #21-304 CONDITIONALLY PASSED ON A 7-0 VOTE.

MOTION: Vice Chairman Bourque moved to approve Minor Site Plan Application #21-102 with the following conditions:

1. All waivers and the date granted shall be listed on the plan.
2. All conditions of approval shall be listed on the plan.
3. The original signatures of all property owners shall be provided on the final plan.
4. The Site Plan Review and Special Use Permit Notices of Decision are to be recorded at the Merrimack County Registry of Deeds and recording fees paid to Town of Pembroke.
5. The site plan will not be considered as receiving final approval until all conditions of approval are met.

Seconded by Member Hanson.

VOTE: B. Seaworth – Yes K. Foss – Yes A. Bond - Yes
 B. Edmonds - Yes R. Bourque – Yes K. Cruson – Yes
 C. Hanson - Yes

MOTION TO APPROVE MINOR SITE PLAN APPLICATION #21-102 WITH CONDITIONS LISTED PASSED ON A 7-0 VOTE.

- 1. ALL WAIVERS AND THE DATE GRANTED SHALL BE LISTED ON THE PLAN.**
- 2. ALL CONDITIONS OF APPROVAL SHALL BE LISTED ON THE PLAN.**
- 3. THE ORIGINAL SIGNATURES OF ALL PROPERTY OWNERS SHALL BE PROVIDED ON THE FINAL PLAN.**
- 4. THE SITE PLAN REVIEW AND SPECIAL USE PERMIT NOTICES OF DECISION ARE TO BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AND RECORDING FEES PAID TO TOWN OF PEMBROKE.**
- 5. THE SITE PLAN WILL NOT BE CONSIDERED AS RECEIVING FINAL APPROVAL UNTIL ALL CONDITIONS OF APPROVAL ARE MET.**

- 3. Minor Subdivision Application #21-04, Timothy Bernier, T.F. Bernier, Inc. acting as Applicant on behalf of New England Flower Farms, LLC, owner of Tax Map 559, Lot 14 located at 830 N. Pembroke Road and Silver Hills Development Corp., owner of Tax Map 559, Lot 12 located at 774 Silver Hills Drive in the Commercial/Light Industrial (C1) Zone and the Aquifer Conservation (AC), Wetlands Protection (WP), Floodplain Development (FD), and the Shoreland Protection (SP) Districts.**

The Applicant proposes a lot line adjustment to convey 5.6 acres from Lot 12 to Lot 14.

Items utilized for this review:

- Lot Line Adjustment plan titled, "Lot Line Adjustment Plan, New England Flower Farms, LLC and Silver Hill Development Corporation," dated April 2021
- Subdivision Application
- Minor Subdivision Review Checklist & Waiver Request
- Project Narrative

Planner Cronin provided an overview of the Minor Subdivision plan application. New England Farms proposes to construct a new greenhouse. In order to accommodate the size and setbacks, they plan to purchase abutting land from Silver Hills Development Corp to add to their parcel. The proposal is to convey 5.6 acres from Lot 12 to Lot 14.

The properties are located in the Commercial/Light Industrial (C1) Zone and the following Overlay Districts: Wetlands Protection (WP), Aquifer Conservation (AC), Floodplain Development (FD), and Shoreline Protection (SP). The use is permitted. Lots 12 and 14 currently meet all dimensional standards and will continue to meet the standards after the lot line adjustment.

A TRC meeting was held and there were no significant concerns from department heads. The TRC minutes are in the packet. The Checklist waiver requests are appropriate because they are not applicable to the lot line adjustment. The waivers for G. All boundary lines and J. Existing features are only partial waivers and, therefore, appropriate.

MOTION: Vice Chairman Bourque moved to grant the waiver requests for checklist items *Part A – General Information*

- C. Proposed streets
- G. All boundary lines
- I. Topography
- J. Existing features
- K. Sewer and water lines
- L. Connection to water and sewer
- M. Stormwater management
- N. Soil types
- O. Test pits
- Q. Easements
- R. Open space
- S. NH Natural Heritage Inventory
- U. Open Space Development

as requested by the applicant. Seconded by Member Cruson.

VOTE: B. Seaworth – Yes K. Foss – Yes A. Bond - Yes
 B. Edmonds - Yes R. Bourque – Yes K. Cruson – Yes
 C. Hanson - Yes

MOTION TO GRANT THE WAIVER REQUESTS AS LISTED ABOVE PASSED ON A 7-0 VOTE.

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

VOTE: B. Seaworth – Yes K. Foss – Yes A. Bond - Yes
 B. Edmonds - Yes R. Bourque – Yes K. Cruson – Yes
 C. Hanson - Yes

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

At 7:00 p.m. Chairman Seaworth opened the public hearing on Minor Subdivision application #21-04. If this business item is not resolved tonight, the application and the public hearing will be continued without being renoticed. Information will be on the town website for a future agenda item.

Tim Bernier shared the lot line adjustment plan. Silver Hills Development is moving some land to New England Flower Farm. After the lot line adjustment, Lot 12 will be 75.3 acres and Lot 14 will be 14.49 acres. Most of Lot 12 is an active gravel pit. Two more approved additions are being graded.

Planner Cronin reviewed the suggested conditions of approval. All of the conditions are boilerplate. Are these conditions satisfactory to the applicant? Tim Bernier said yes they are satisfactory to the applicant.

There being no further input Chairman Seaworth closed the public hearing at 7:05p.m. for tonight. Chairman Seaworth noted that if this application is not completed tonight, the application and its public hearing will be continued to a future meeting and not renoticed.

MOTION: Vice Chairman Bourque moved to approve Minor Subdivision Application #21-04 with the following conditions:

1. Prior to signature, all waivers and the date granted shall be listed on the plan.
2. All conditions of approval shall be listed on the plan.
3. The original signatures of all property owners shall be provided on the final plan.
4. The plan will not be considered as receiving final approval until all conditions of approval are met.
5. The plan shall be recorded at the Merrimack County Registry of Deeds accompanied by an LCHIP check.

Seconded by Member Foss.

VOTE: B. Seaworth – Yes K. Foss – Yes A. Bond - Yes
 B. Edmonds - Yes R. Bourque – Yes K. Cruson – Yes
 C. Hanson - Yes

MOTION TO APPROVE MINOR SUBDIVISION APPLICATION #21-04 WITH CONDITIONS LISTED PASSED ON A 7-0 VOTE.

1. **PRIOR TO SIGNATURE, ALL WAIVERS AND THE DATE GRANTED SHALL BE LISTED ON THE PLAN.**
2. **ALL CONDITIONS OF APPROVAL SHALL BE LISTED ON THE PLAN.**
3. **THE ORIGINAL SIGNATURES OF ALL PROPERTY OWNERS SHALL BE PROVIDED ON THE FINAL PLAN.**
4. **THE PLAN WILL NOT BE CONSIDERED AS RECEIVING FINAL APPROVAL UNTIL ALL CONDITIONS OF APPROVAL ARE MET.**
5. **THE PLAN SHALL BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS ACCOMPANIED BY AN LCHIP CHECK.**

4. **Major Site Plan Application #21-103, Timothy Bernier, T.F. Bernier, Inc. acting as Applicant on behalf of New England Flower Farms, LLC, owner of Tax Map 559, Lot 14 located at 830 N. Pembroke Road in the Commercial/Light Industrial (C1) Zone and the Aquifer Conservation (AC), Wetlands Protection (WP), Floodplain Development (FD), and the Shoreland Protection (SP) Districts.**

The Applicant proposes to construct a 144,390 SF greenhouse building with associated improvements.

➤ **Special Use Permit Application SUP-AC #21-305**

The Applicant requests a Special Use Permit in accordance with Article 143-68.E., Aquifer Conservation District, for additional structures over the aquifer.

Items utilized for this review:

- Site plan titled, "Site Plan, New England Flower Farms, LLC ," dated April 2021 and revised on May 14, 2021
- Site Plan Review Application
- Major Site Plan Review Checklist & Waiver Request
- Special Use Permit Application & Special Use Permit Checklist
- Project Narrative

Planner Cronin provided an overview of the Major Subdivision application.

The applicant proposes to construct a new 144,390 SF greenhouse with stormwater infrastructure, and additional parking. A lot line adjustment with Lot 14 was just approved for the project. The project requires a NHDES AOT Permit. The property is located in the

Commercial/Light Industrial (C1) Zone and the Aquifer Conservation (AC), Wetland Protection (WP), Floodplain Development (FD), and Shoreland Protection (SP) overlay districts. A Special Use Permit application for the AC Overlay has been filed. The Planning Board will need to review and vote on the Special Use Permit. The use is permitted in the C1 Zone. A Special Use Permit is required in the AC District. Per zoning 143-68.E., a Special Use Permit is required for all uses taking place over the aquifer. A Special Use Permit application was submitted and a public hearing will be held in conjunction with the site plan application.

A TRC meeting was held on May 11, 2021. Labeling buildings and addressing, and access was discussed by emergency services. The Conservation Commission had questions about who would maintain the stormwater retention ponds. The Town Engineer reviewed the plans and issued preliminary TRC comments in an email dated. A full engineering review is forthcoming once the stormwater calculations are received.

DRI – The Board should consider whether or not the project could be considered a Development of Regional Impact. The Board should discuss the criteria of RSA 36:55.V. “Proximity to aquifer,” due to the project being in the aquifer and close to Concord. In the Site Plan Regulations, section §203-14 lists standards for when a development shall be considered a DRI. §203-14.A.(2) references development where, within 5 years, 120,000 SF or more of industrial gross floor area would be constructed. The use is an Industrial Greenhouse, which is defined as a “wholesale business whose principal activity is the growing and selling of plants to retailers and not to the general public.” The Board should discuss whether these items or any other reason would classify this project as a DRI.

The checklist waivers appear to be reasonable because they are not applicable to the proposal.

MOTION: Vice Chairman Bourque moved to grant the waiver requests for checklist items

Part A – General Information

- L. Multifamily housing
- Q. MSDS

Part B – Site Plan Information

- B.(7) Open Space
- B.(11) Proposed Streets

Part C – Construction Plan Submittal Information

- B. Roadway Profiles
- C. Roadway Cross-Sections

as requested by the applicant. Seconded by Member Hanson.

VOTE: B. Seaworth – Yes K. Foss – Yes A. Bond - Yes
B. Edmonds - Yes R. Bourque – Yes K. Cruson – Yes
C. Hanson - Yes

MOTION TO GRANT THE WAIVER REQUESTS AS LISTED ABOVE PASSED ON A 7-0 VOTE.

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

VOTE: B. Seaworth – Yes K. Foss – Yes A. Bond - Yes
B. Edmonds - Yes R. Bourque – Yes K. Cruson – Yes
C. Hanson - Yes

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

Chairman Seaworth asked if the Planning Board has traditionally considered addition of green house space as a Development of Regional Impact. Planner Cronin said addition of space has not traditionally been considered a development of regional impact. Vice Chairman Bourque noted that when New England Flower Farms was part of Silver Hill Development, it was considered a DRI due to heavy equipment and parking lots. Member Cruson asked if the proposed addition will impact traffic. Tim Bernier said the number of commercial trucks will rise from 1-5 to 7-25. Member Foss stated that he agrees with designating DRI upon a certain square footage of industrial agricultural use. Member Edmonds disagrees there is regional impact.

Chairman Seaworth stated there is an increase of traffic at Concord. Tim Bernier stated that on the most recent set of plans, sheet 2 of 7, on the right hand side, it lists vehicle usage, deliveries and heavy truck traffic. Copies of all plans were sent to the City of Concord. Chairman Seaworth is reserving comment until the storm water evaluation is complete. Chairman Seaworth noted that Tim Bernier has always included City of Concord when relevant outside of the DRI process. It may not be necessary to declare a DRI if the spirit of the requirement is accomplished. Member Cruson asked if we can wait for engineering comment to come in before deciding if it is a DRI. Chairman Seaworth noted that it is our duty to opine as soon as we accept an application as complete. If we receive new information, we have the ability to correct a mistake. Planner Cronin said that sounds reasonable and appropriate.

MOTION: Vice Chairman Bourque moved that Major Site Plan application #21-103 is not a Development of Regional Impact. Seconded by Member Edmonds.

VOTE: B. Seaworth – Yes K. Foss – No A. Bond - Yes
B. Edmonds - Yes R. Bourque – Yes K. Cruson – Yes
C. Hanson - No

MOTION THAT APPLICATION # 21-103 IS NOT A DEVELOPMENT OF REGIONAL IMPACT PASSED ON A 5-2 VOTE.

At 7:28 p.m. Chairman Seaworth opened the public hearing on Major Subdivision Application #21-103 and SUP-AC #21-305. If this business item is not resolved tonight, the application and the public hearing will be continued without being renoticed. Information will be on the town website for a future agenda item.

Tim Bernier confirmed that his office always coordinates with the City of Concord if the plans could affect Concord. He provided original plans and updated drainage to Heather Shank, and will continue to work with City of Concord. Tim noted that both Jeff and Henry Huntington, owners, are present to answer any questions.

Tim Bernier shared the plan. The intent is to redevelop the front section of the wholesale greenhouse and landscaping material. There will be loading docks and graded access. Loading docks will have overhead doors. There is flat access behind the building. Green area is existing greenhouse space and purple is proposed greenhouse space. The light aqua is relocated tent-style buildings for the boiler and chips. These structures are open on three sides. The chip buildings were moved to enhance truck maneuvers. There is no change to the metrics. The drainage is challenging and there will be some changes to grading. There will be a connection from the new to the existing greenhouse. Flowers ready to ship are towed on carts by tractors. The center lane is used to transport flowers. A cart storage area is used when the tractors are not in use.

Tim Bernier noted the applicant is proposing bathrooms in the new building. There will be a new septic system. There is tractor trailer parking area for trucks that cannot leave until morning. The entrance to the single drive will be reconfigured where the scale house used to be. Power will run from an existing transformer to a new transformer. The existing access to Silver Hills Drive is the second means of access if Pembroke Sand and Gravel needs to go to the lower levels of the pit.

The existing greenhouses are maxed out. The grading and drainage plan shows the new greenhouse three feet higher than the existing green house. Tim Bernier rerouted new drainage, included roof drains and gutter drains channeled along the edges of the building. Existing drainage goes to the 1990s treatment swale. Runoff goes to roof drains. Roof drains do not carry sediment. The same methodology as previous expansions is being used. The new pavement drains to a storm tech system under the pavement. This system is state of the art, trapping sediment in catch basins. Because the property has a history as a gravel pit, three foot sumps are added to protect from windblown sand. The project does require an Alteration of Terrain permit and State of NH Septic approval. The permit applications have been submitted. Tim Bernier said he is happy to answer any questions.

Member Cruson asked what material the roof is made of. Tim Bernier said the roof is glass. Henry Huntington said the whole greenhouse is glass except for one spot where metal roofs open up. Vice Chairman Bourque asked about secondary containment for the new transformer. Tim Bernier sent a document to Planner Cronin that Unutil provided. Now they use mineral oil. Vice Chairman Bourque said the problem is that any oil spill can get into a tributary of the river, and I would feel better with secondary containment in place. Tim Bernier said there is plenty of room where the transformer is proposed to do containment. Tim Bernier will check with City of Manchester, as suggested by Vice Chairman Bourque, to see what they use for containment. Tim Bernier said we had a detail with a pad on top when Frank proposed Silver Hill Development. Tim will check the files. Vice Chairman Bourque stated that dialectic insulating oil is thin oil, and it travels fast through gravel.

Vice Chairman Bourque said that also, the fire chief asked if he can get around the whole property with his fire equipment. Tim Bernier said it is flat by the generators, with a slight ramp that ambulance could get through. It is 35 feet by the pond back onto the pavement, with one tight corner for a fire truck. The old building road goes around the entire greenhouse. Tim Bernier said the fire department will be able to get all around the

property. Vice Chairman Bourque will send some specific information on transformer containment to Tim Bernier and Henry Huntington.

Chairman Seaworth asked if the addressing and labelling issue was addressed. Tim Bernier said the matter was addressed the same day the revised plans were sent to the town. Tim Bernier plans to show fire department access points and building names on a site plan specifically for the fire department. Planner Cronin said that fire can put that detailed plan on file and share with dispatch. Member Edmonds asked about use of natural gas, propane tank and oil on the property. Tim Bernier said there has not always been natural gas. Henry Huntington explained that Liberty Utilities provided natural gas to the property a year ago. The boiler currently has oil backup. It is our intention to eliminate the oil fired boiler and fuel tank. We are hoping to change that in the next year to use of wood chips and natural gas as primary fuel, and propane tank backup.

Member Edmonds asked about infiltration access for inspections. Tim Bernier said that the isolator row is the first row at each end of the 24 inch pipe. Manufacturer vacuum isolates sediment. Pipes are sealed to prevent contamination. There is access to the pipes on top to inspect. The manufacturer has mechanisms, but most of the access is in the isolator row.

Chairman Seaworth noted that there are a couple items Tim Bernier will check out, our engineering analysis and City of Concord's review of the engineering analysis that are outstanding. What else might the board ask of the applicant before the next meeting? Member Cruson asked what if the engineering analysis triggers a DRI when it comes in. Chairman Seaworth said the board can vote to declare a Development of Regional Impact at the next meeting if warranted. Planner Cronin agreed with this assessment.

Vice Chairman Bourque would like to see secondary containment detail on the new transformer. Henry Huntington, owner, asked if conditional approval were a possibility tonight. Chairman Seaworth said he would be concerned that the engineering analysis and Concord's review of that analysis were outstanding. Vice Chairman Bourque and Member Cruson agreed. Henry Huntington said, as a seasonal business, we had to ask. The sooner we get our other approvals, the sooner the proposal can go forward.

There being no further input Chairman Seaworth closed the public hearing at 8:10 p.m. for tonight. Chairman Seaworth noted that if this application is not completed tonight, the application and its public hearing will be continued to a future meeting and not renoticed.

MOTION: Member Foss made a motion to continue the public hearing for Major Site Plan #21-103 and Special Use Permit SUP-AC #21-305 to June 22, 2021. Seconded by Vice Chairman Bourque.

VOTE: B. Seaworth – Yes K. Foss – Yes A. Bond - Yes
B. Edmonds - Yes R. Bourque – Yes K. Cruson – Yes
C. Hanson - Yes

MOTION TO CONTINUE THE PUBLIC HEARING TO JUNE 22, 2021 PASSED ON A 7-0 VOTE.

Minutes

- May 11, 2021

MOTION: Member Foss moved to approve the minutes of May 11, 2021 as presented. Member Hanson seconded.

VOTE: B. Seaworth – Y C. Hanson– AbstainK. Foss - Y
 B. Edmonds - Y R. Bourque – Y K. Cruson-Y
 A. Bond - Y

MOTION TO APPROVE MINUTES OF MAY 11, 2021 AS PRESENTED PASSED ON A 7-0 VOTE.

Miscellaneous

1. Correspondence – Planner Cronin reported that one NH DOT driveway permits was received for 307 Pembroke Street, next to Town Hall.
2. Committee Reports – Selectmen's Rep Bond reported that POW MIA organization would like to install flags at 12 sites around Town of Pembroke. They would like to schedule a media event for town presentation of a granite bench memorial on June 26, 2021. Selectmen's Rep Bond explained that Pembroke Pines had 426 acres protected at a lower tax rate. Pembroke Pines is taking eleven acres of the old driving range, out of protected tax status, to add more condexes on their property. The accepted quote for work on North Pembroke Road Bridge is 1.9 million, with 80% covered by the State. They would like to start work in June and complete by December 2021. Staffing is down one person in Department of Public Works. The new hire must have a CDL license. The Police Department were authorized to purchase two new ATVs at a cost of \$15,000. The current ATVs are from 2003 and 2004.
3. Other Business
Five Alternate Member seats – Chairman Seaworth and Planner Cronin noted that NONE of the Alternate Planning Board member seats are filled.
4. Planner Items –
Future Meetings, COVID-19 Restrictions- Planner Cronin noted that the Planning Board is authorized to meet remotely as long as the Governor's Office State of Emergency continues. When the emergency restriction sunsets, the board can consider meeting in person once again. An in person meeting must be posted two weeks prior to the meeting date.
5. Board Member Items – Vice Chairman Bourque asked if the Board of Selectmen will reconsider the mask issue at Town Hall now that the State mandate is gone. Selectmen's Rep Bond will bring the question to the Town Administrator. Member Cruson said that people might voluntarily share their vaccination status to assist in deciding how future board meetings will be held.
6. Audience Items - none

MOTION: Member Hanson moved to adjourn the meeting. Seconded by Vice Chairman Bourque.

Without objection the meeting was adjourned at 8:24 p.m.

Respectfully submitted,
Susan Gifford, Recording Secretary