



TOWN OF PEMBROKE

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

Tel: 603-485-4747

Pembroke Planning Board Business Agenda April 24, 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 March 27, 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 March 27, 2018.***
- 3. Special Use Permit Application, SUP-OSD #17-306, 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)**

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.

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 March 27, 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 75 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 March 27, 2018.*

5. **Minor Subdivision Application #18-02, LDW Enterprises Development Inc., acting as agent and owner of 210 5th Range Rd. on Tax Map 939, Lot 63 located in the Rural Residential (R3) Zone.**
The applicant and owner proposes to subdivide Tax Map 939, Lot 63 into two lots with one lot having approximately 1.9 acres and the other lot having approximately 8.8 acres. *Continued from March 27, 2018.*

New Business-

1. **Election of Officers and Committee Representatives**

2. **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

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.

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.

- 3. 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.**

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.

- 4. Notice of Voluntary Merger of Pre-Existing Lots, Ryland & Kathleen Weisiger, owners of Tax Map 563, Lots 51 & 50-1 located at 215 & 221 Brickett Hill Road.**

The owners request a voluntary lot merger pursuant to RSA 674:39-a.

Minutes- March 27, 2018 Meeting

Miscellaneous

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

Any time after 9:30 p.m. the Board will entertain a motion to continue the current application to the next business meeting if it is not 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.