



# TOWN OF PEMBROKE

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

Tel: 603-485-4747

## **Pembroke Planning Board**

### **Business Agenda**

**December 13, 2016**

**7:00 PM**

**Pembroke Town Hall**

**311 Pembroke Street**

**Pembroke, NH**

### Attendance-

### Old Business-

- 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 November 22, 2016.***
- 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 November 22, 2016.***

**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.**

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 November 22, 2016.*

4. **Special Use Permit Application SUP-AC #16-307, Mark Sargent, Richard Bartlett & Associates, LLC, for D'Pergo Realty Investment 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 Sargent, on behalf of property owner John Dapergolas, Inc. requests a Special Use Permit from Article 143-68.E, Aquifer Conservation District for the operation of tractor trailer/commercial vehicle repair business, outside storage of dry trailers, and parking for tractors and commercial vehicles. A Special Use Permit is required for any activity taking place within the Aquifer Conservation (AC) District. *Continued from November 22, 2016.*

5. **Major Site Plan Application #16-108, John's Wrecker Service on Tax Map 561, Lot 35, located at 107 Sheep Davis Road, in the Commercial/Light Industrial (C1) Zone and the Aquifer Conservation (AC) District.** The applicant, Mark Sargent, of Richard Bartlett and Associates, LLC, on behalf of the property owner, John Dapergolas, Inc., proposes a Change in Use of an existing, vacant, commercial facility to permit the operation of tractor trailer/commercial vehicle repair business, outside storage of dry trailers, and parking for tractors, trailers, and commercial vehicles. *Continued from November 22, 2016.*

#### New Business-

1. **Special Use Permit Application SUP-AC #16-311, Mark Sargent, Richard Bartlett & Associates, LLC, for D'Pergo Realty Investment 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 Sargent, on behalf of property owner D'Pergo Realty Investment LLC, requests a Special Use Permit from Article 143-

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68.E, Aquifer Conservation District for the operation of a Professional Office/Salon business. A Special Use Permit is required for any activity taking place within the Aquifer Conservation (AC) District. This application is associated with Major Site Plan application #16-109.

2. **Major Site Plan Application #16-109, Mark Sargent, Richard Bartlett & Associates, LLC, for D’Pergo Realty Investment LLC, on Tax Map 561, Lot 35, located at 107 Sheep Davis Road, in the Commercial/Light Industrial (C1) Zone and the Aquifer Conservation (AC) District.** The applicant, Mark Sargent, of Richard Bartlett and Associates, LLC, on behalf of the property owner, John Dapergol, Inc., proposes a Change in Use of an existing, vacant, commercial facility to permit the operation of a Professional Office/Salon business.
  
3. **Government Land Use Proposal by the New Hampshire Army National Guard on Tax Map 632, Lot 18, located at 96 Sheep Davis Rd., in the Commercial/Light Industrial (C1) Zone, the Aquifer Conservation (AC) District, the Wetlands Protection (WP) District, the Shoreland Protection (SP) District, and the Floodplain Development (FP) District.** The applicant, Bryan Ruoff, PE of Stantec Consulting Services Inc., on behalf of the New Hampshire Army National Guard has submitted a Governmental Land Use proposal that includes: plans, specifications, explanations of the proposed changes available at time of submission, a statement of the governmental use according to RSA 674:54.I, and a proposed construction schedule. The purpose of the application submission is to allow the Planning Board to issue nonbinding written comments relative to the conformity or nonconformity of the proposal with normally applicable land use regulations.

**PEMBROKE PLANNING BOARD  
NOTICE OF PUBLIC HEARING  
2017 ZONING AMENDMENTS  
Town of Pembroke Zoning Ordinance  
December 13, 2016**

Notice is hereby given the Pembroke Planning Board will hold a second public hearing on Tuesday, December 13, 2016 beginning at 7:00 PM in the Town Hall at 311 Pembroke Street, Pembroke, NH. The intent of the public hearing is to take public comment regarding the adoption of the following proposed changes to the Town of Pembroke Zoning Ordinance.

**This is the second public hearing for the following proposed amendment**  
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.

Proposed language is underlined, existing language is crossed out.

### **Zoning Amendment #1**

Are you in favor of the adoption of Amendment #1 as proposed by the Planning Board for the Town Zoning Ordinance as follows:

#### **§ 143-18.1 Accessory dwelling units.**

##### **[Added 3-13-2007 Town Meeting by Amendment No. 12]**

One accessory ~~attached~~ dwelling unit (i.e., in-law apartment) shall be permitted that allow Single Family Detached Dwelling Units ~~the residential zones R1, R3,~~ Zoning Board of Adjustment with the following stipulations:

A. An accessory dwelling unit shall be clearly incidental to the primary use of the property for a single-family dwelling. Such accessory living space shall not exceed ~~675~~ 750 square feet and all appropriate town building codes shall be followed.

B. An accessory dwelling unit may be constructed either within or attached to the single-family dwelling.

C. At least one interior connecting door or other access for persons to pass between the accessory dwelling unit and the single-family dwelling must be included.

D. Septic system design/capacity shall be approved by the NH Department of Environmental Services and provided to the Town.

E. One off street parking space shall be provided for an accessory dwelling unit, however, no new curb cut from the street shall be constructed.

F. Exterior construction and material shall be uniform and compatible with the single-family dwelling.

~~G. Use of an accessory dwelling unit as a rental unit shall not be permitted.~~

~~H.G.~~ There shall be only one electric, water, and sewer service for both units.

H. This section of the ordinance does not preclude the applicant from having to comply with the applicable sewer and water connection fees.

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**Conceptual Consultation-**

**Minutes-** December 6, 2016.

**Miscellaneous**

1. Correspondence-
2. Committee Reports-
3. Other Business– Submission of subdivision in Allenstown
4. Planner Items-
5. Board Member Items-
6. Audience Items-

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