



TOWN OF PEMBROKE

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

Tel: 603-485-4747

Pembroke Planning Board Business Agenda February 27, 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 January 23, 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 January 23, 2018.***
- 3. Special Use Permit Application, SUP-OSD #17-306, Timothy Peloquin, Promised Land Survey, LLC, acting as the applicant on behalf of**

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.

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 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 January 23, 2018.

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 January 23, 2018.

New Business-

- 1. Minor Site Plan Application #18-101, Matthew J. Roan on behalf of MJR Holdings, LLC acting as the applicant and owner of Tax Map VE Lot 150, located at 167 Main Street, Pembroke NH in the Central Business (B2) Zone and the Aquifer Conservation (AC) District is proposing a 30'x40' addition to an existing business.**
- 2. Special Use Permit Application SUP-AC #18-301, Matthew J. Roan on behalf of MJR Holdings, LLC acting as the applicant and owner of Tax Map VE, Lot 150, located at 167 Main Street, Pembroke NH in the Central Business (B2) Zone and the Aquifer Conservation (AC) District requests a Special Use Permit from Article 143-68.E, Aquifer Conservation District for construction of an addition and parking spaces. A Special Use Permit is required for any activity taking place within the Aquifer Conservation (AC) District. This application is associated with Minor Site Plan application #18-101.**

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Minutes- January 23, 2018 Meeting

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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