



TOWN OF PEMBROKE

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

Tel: 603-485-4747

ZONING BOARD OF ADJUSTMENT

MEETING AGENDA

March 26, 2018

7 PM @ PEMBROKE TOWN HALL 311 PEMBROKE STREET

I Roll Call

II Attendance

III Public Hearings

Notice is hereby given that the Pembroke Zoning Board of Adjustment will hold a Public Hearing on **Monday March 26 2018** at 7:00 p.m. at the Pembroke Town Hall, 311 Pembroke Street, Pembroke, New Hampshire concerning the following:

Continuation of Case 18-02-Z from February 26, 2018. A request has been made for a **Variance** under **Article V Dimensional and Density Regulations, §143-21 Table of Dimensional and Density Regulations Note #3**. The applicants, Richard and Jeannie Berube, 450 Seventh Range Road, Pembroke, NH, 03275 are proposing a 2 lot subdivision for lot 937-26. A **Variance** is needed from the required 200 foot frontage on a Class V or better maintained street for the proposed new 36.6 acre lot. The property is located at 450 Seventh Range Road, Map (937) Lot (26) in the R-3 Rural/Agricultural-Residential Zoning District.

Case 18-03-Z a request has been made for a **Special Exception** under Article IV Use Regulations §143-18-1 **Accessory Dwelling Units**. The applicant, Peter Satterfield and Marie Straiton is requesting permission to convert a 625square foot space above an existing attached garage into an **Accessory Dwelling Unit (ADU)**. A **Special Exception** is required for an **ADU** in the R-3D Zoning District. The property is owned by Peter Satterfield and Marie Straiton. The property is located at 708 Cross Country Road Map (935) Lot (38) in the R-3D Rural / Agricultural-Residential Zoning District.

Case 18-04-Z A request has been made for a **Special Exception** under **Article IV Use Regulations, §143-19 Table of Use Regulations #3**. The applicant, Gallo Realty Group, 34 Rundlett Hill Road Suite 4, Bedford, NH 03110-5824 is requesting a **Special Exception** to

construct (2) 6 unit townhouses. A **Special Exception** is required under §143-19 **Table of Use Regulations #3** in the R-1 and B-1 Zoning Districts. The property is owned by. Potential Properties Corp. 34 Rundlett Hill Road Suite 4, Bedford, NH 03110-5824. The property is located at 109 Wilkins Avenue, Map (266) Lot (117) in the R-1 Medium Density-Residential, B-1 Business / Residential and the AC Aquifer Conversation Zoning Districts.

Case 18-05-Z A request has been made to amend a **Special Exception** under **Article IV Use Regulations, §143-19 Table of Use Regulations #3**. The applicant, Charles Cleary, 95 Market Street, Manchester, NH 03101, is requesting an amendment to a **Special Exception** to modify conditions #3 and #4 of a **Notice of Decision** issued on January 27, 2017. The applicant requests that Special Exception Condition #3, second Sentence, be released so that a permanent locked gate is not required, with the understanding that the Planning Board will likely require other traffic calming devices and that Special Exception Condition #4, first Sentence, be released and modified to read' "Must adhere to the submitted plans except to the extent such plans are reasonably modified through the Planning Board subdivision review process, with the plans approved by the Planning Board being the final plans". The property is owned by Pembroke Golf, LLC 17 Bridge Street, Billerica, MA 01821. The property is located at 31-39 Whittemore Road, Map (634) Lot (1) in the R-1 Medium Density-Residential and the AC Aquifer Conservation Zoning Districts.

IV Approval of previous meeting minutes

V New Business

VI Adjournment

Bruce Kudrick Chair
Zoning Board of Adjustment