



TOWN OF PEMBROKE

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

Tel: 603-485-4747

Pembroke Planning Board Business Agenda March 21, 2017 7:00 PM Pembroke Town Hall

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 December 13, 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 December 13, 2016*
- 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**

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.

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 December 13, 2016*

New Business

1. **Special Use Permit Application SUP-AC #17-301, Jeffrey Lewis, Northpoint Engineering, LLC, for Holly Rodriguez, owner of Tax Map 563, Lot 4, located at 23 Sheep Davis Rd. in Commercial Industrial (C1) Zone, Wetlands Protection (WP) District, and the Aquifer Conservation (AC) District.** The applicant Jeff Lewis, on behalf of property owner Holly Rodriguez, requests a Special Use Permit from Article 143-68.E, Aquifer Conservation District for construction of driveway and parking area. 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 #17-101.
2. **Special Use Permit Application, SUP-WP #17-302, Jeffrey Lewis, Northpoint Engineering, LLC, for Holly Rodriguez, owner of Tax Map 563, Lot 4, located at 23 Sheep Davis Rd. in Commercial Industrial (C1) Zone, Wetlands Protection (WP) District, and the Aquifer Conservation (AC) District.** The applicant Jeff Lewis, on behalf of property owner Holly Rodriguez, 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 Minor Site Plan application #17-101.
3. **Minor Site Plan Application #17-101, Jeffrey Lewis, Northpoint Engineering, LLC, for Holly Rodriguez, owner of Tax Map 563, Lot 4, located at 23 Sheep Davis Rd. in Commercial Industrial (C1) Zone, Wetlands Protection (WP) District, and the Aquifer Conservation (AC) District.** The applicant, Jeff Lewis, on behalf of property owner Holly Rodriguez, proposes to construct and pave approximately 8,000 square feet of land area to expand driveway and on-site parking at an existing commercial facility.
4. **Special Use Permit Application, SUP-AC #17-303, Ken Rhodes, CLD Consulting Engineers, Inc. on behalf of Steve Creed of Pembroke AG Holdings, LLC, owners of Tax Map and Lot 634-43-2 located at 560 Pembroke Street and Gordon Welch of PPG Development, LLC, owners of Tax Map and Lot 634-47, located at 612-644 Pembroke Street in the Soucook River (SR) Development District, Architectural Design(AD) District and the Aquifer Conservation (AC)**

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District. The applicant Ken Rhodes, on behalf of property owners, Steve Creed of Pembroke AG Holdings, LLC and Gordon Welch of PPG Development, LLC, requests a Special Use Permit from Article 143-68.E, Aquifer Conservation District, for construction of a future town road. A Special Use Permit is required for any activity that is taking place within the Aquifer Conservation (AC) District. This permit is associated with the Minor Subdivision Application #17-01.

5. **Minor Subdivision Application #17-01, Ken Rhodes, CLD Consulting Engineers, Inc. on behalf of Steve Creed of Pembroke AG Holdings, LLC, owners of Tax Map and Lot 634-43-2 located at 560 Pembroke Street and Gordon Welch of PPG Development, LLC, owners of Tax Map and Lot 634-47, located at 612-644 Pembroke Street in the Soucook River (SR) Development District, Architectural Design(AD) District and the Aquifer Conservation (AC) District.** The applicant proposes to perform a Lot Line Adjustment within Lot 634-47 as well as a minor subdivision of Lot 634-43-2 in order to convey land to the Town of Pembroke for road right-of way area for the construction of Cooperative Way (Extension) and Kline Way.

Conceptual Consultation-

Minutes- February 28, 2017.

Miscellaneous

1. Correspondence-
2. Committee Reports-
3. Other Business-
4. Planner Items- April Worksession Trail Discussion with RPC
5. Board Member Items-
6. Audience Items-

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