



TOWN OF PEMBROKE

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

Tel: 603-485-4747

Pembroke Planning Board Business Agenda March 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 February 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 February 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) 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

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.

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OSD Reduction in Specification Standards. This permit is associated with the Major Subdivision Plan Application #17-03. *Continued from February 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 February 27, 2018.*

New Business-

- 1. Minor Subdivision Application #18-01, Timothy Peloquin, Promised Land Survey, LLC, acting as the applicant and agent on behalf of Robert MacCormack and Keystone Pembroke, LLC, of 17 Bridge Street, Unit 103 Billerica, MA, owner of Tax Map 634 Lot 1 and Map 634 Lot 2, located at 31-49 Whittemore Road in the Medium Density (R1) Residential Zone and the Aquifer Conservation (AC) District.** The applicant and owner Robert MacCormack for Keystone Pembroke, LLC, proposes a Lot Line Adjustment to transfer approximately 15.12 acres from Map 634 Lot 1 to Map 364 Lot 2.
- 2. 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.
- 3. Minor Subdivision Application #18-03, Joseph Wichert, LLS, acting as agent on behalf of the property owner John T. French, owner of Tax Map 258, Lot 13 located at 703 North Pembroke Rd. in the Rural Residential (R3) Zone.** This applicant proposes to subdivide Tax Map 258, Lot 13 into two lots with one lot having approximately 4.0 acres and the other lot having approximately 33.7 acres.

Minutes- February 27, 2018

Miscellaneous

1. Correspondence-
2. Committee Reports-

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3. Other Business-
4. Planner Items-
 - A. Extension of 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.
 - B. Removal of Minor Subdivision Application #18-04, R. Web Stout, LLS, acting as agent on behalf of property owners Richard and Jeannine Berube, owner of Tax Map 937, Lot 26 located at 450 7th Range Rd. in the Rural Residential (R3) Zone.
5. Construction Escrow-
6. Board Member Items-
7. Audience Items-

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