



TOWN OF PEMBROKE

Town Hall ~ 311 Pembroke Street, Pembroke, New Hampshire 03275 Tel: 603-485-4747

**PEMBROKE PLANNING BOARD
NOTICE OF PUBLIC HEARING
Planning Board Applications
Government Land Use Application
December 13, 2016**

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

Notice is hereby given in accordance with RSA 676:4 that the Pembroke Planning Board will hold a Public Hearing on Tuesday, December 13, 2016 at a meeting beginning at 7:00 PM at Pembroke Town Hall at 311 Pembroke Street, Pembroke, NH. The public hearing may immediately follow if the application(s) is/are accepted as complete.

Notice is hereby given in accordance with RSA 674:54 that the Pembroke Planning Board will hold a Public Hearing on Tuesday, December 13, 2016 at a meeting beginning at 7:00 PM at Pembroke Town Hall at 311 Pembroke Street, Pembroke, NH. The purpose of the public hearing is to allow the Planning Board and the public the opportunity to review and comment on a Governmental Land Use Proposal.

- 1. 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.*
- 2. 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.*

3. **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 143-68.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.
4. **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 Dapergolas, Inc., proposes a Change in Use of an existing, vacant, commercial facility to permit the operation of a Professional Office/Salon business.
5. **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

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 ~~per single family [sic] dwelling residence in~~ all zones that allow Single Family Detached Dwelling Units ~~the residential zones R1, R3, and B1~~ by special exception from the 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.

Copies of all proposed Zoning Ordinance amendments will be available for review at the public hearing, or can be reviewed in advance at the Town of Pembroke Town Offices at 311 Pembroke Street during normal business hours. Phone 603-485-4747.