



TOWN OF PEMBROKE

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

PEMBROKE PLANNING BOARD NOTICE OF PUBLIC HEARING October 25, 2016

Notice is hereby given in accordance with RSA 676:4 that the Pembroke Planning Board will hold a Public Hearing on Tuesday, October 25, 2016 at a meeting beginning at 7:00 PM in the **Three Rivers School Cafeteria, 243 Academy Road, Pembroke, NH**, to review the following application(s). The public hearing may immediately follow if the application(s) is/are accepted as complete.

- 1. Special Use Permit Application SUP-AC #16-310 Continental Paving, Inc. on Tax Map 256, Lot 22, located at 804 Ricker Road, 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, Brett Kay of Nobis Engineering, on behalf of property owner Mark Charbonneau of Continental Paving, Inc. requests a Special Use Permit from Article 143-68.E., Aquifer Conservation District for the construction of a fourth storage silo as an addition to the three existing storage silos that were previously approved in 2011. A Special Use Permit is required for any activity taking place within the Aquifer Conservation (AC) District. This permit is associated with the Major Site Plan Application, Site #16-107.
- 2. Minor Site Plan Application #16-107, Continental Paving, Inc. on Tax Map 256, Lot 22, located at 804 Ricker Road, 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, Brett Kay of Nobis Engineering, on behalf of property owner Mark Charbonneau of Continental Paving, Inc. proposes to construct a fourth storage silo as an addition to the three existing storage silos that were previously approved in 2011.
- 3. 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.
- 4. 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.

- 5. 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.
- 6. 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 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 Application, Sub #16-06.

The agenda for the meeting will be posted per RSA 91-A:2. Refer to the agenda for a listing of other agenda items before the Board, including applications and public hearings that were continued from previous meetings which may be heard prior to the above applications. Copies of the Planning Board applications and associated materials are available for review at Pembroke Town Hall, 311 Pembroke Street, during normal business hours. Phone 485-4747.