



# TOWN OF PEMBROKE

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

Tel: 603-485-4747

## ZONING BOARD OF ADJUSTMENT MEETING AGENDA

**August 23, 2021**

**7:00 P.M.**

**Pembroke Town Hall  
311 Pembroke St.  
Pembroke, NH**

### **I. Call to Order**

### **II. Attendance**

### **III. Public Hearings**

#### **Continued Cases**

**Case 21-14-Z** A request has been made for a **Special Exception under Article IV Use Regulations, § 143-19 Table of Use Regulations #3**. The applicant, Panciocco Law LLC, One Club Acre Lane, Bedford, NH 03110, is requesting a Special Exception to construct six townhouse units. A Special Exception is required under §143-19, residential use #3. The property is located at 11-13 Kimball St., Map VE, Lot 132-1 in the B1 Business - Residential Zoning District and is owned by Kimball Street LLC, 27 Park Lane, Hooksett, NH, 03106.

**Case 21-16-Z** A request has been made for a **Special Exception under Article IV Use Regulations, § 143-19 Table of Use Regulations #3**. The applicant, Keystone Pembroke LLC, 17 Bridge St., #203, Billerica MA 01821 is requesting a Special Exception to construct 65 dwelling units: 3 single family houses, 2 two unit buildings, 1 four unit building, and 9 six unit buildings. A Special Exception is required under §143-19, residential use #3. The property is located at 42 Whittemore Rd., Map 634, Lot 23 in the LO Limited Office District and is owned by the applicant.

**Case 21-15-Z** A request has been made for a **Variance under Article V Dimensional and Density Regulations, §143-21**. The applicant, Keystone Pembroke LLC, 17 Bridge St., #203, Billerica MA 01821, is requesting a variance to construct 65 dwelling units: 3 single family houses, 2 two unit buildings, 1 four unit building, and 9 six unit buildings. The property is located at 42 Whittemore Rd., Map 634, Lot 23 in the LO Limited Office District and is owned by the applicant.

### New Cases

**Case 21-18-Z** A request has been made for a **Variance under Article V Dimensional and Density Regulations, §143-21, H Rear Setback and G Side Setback**. The applicant, Paul Malo of 203 Dearborn Rd., is requesting a variance to leave his already constructed shed which is 9' from the rear setback where 15' is required, and 6' from the side setback where 15' is required. The property is located at 203 Dearborn Rd., Map 266 Lot 91, and is owned by the applicant.

**Case 21-12-Z** A request has been made for a **Variance under Article V Dimensional and Density Regulations, §143-21, G Side Setback**. The applicant, Kimberly Stewart, of 503 Ashley Dr., is requesting a variance to leave her already placed shed, which is 5' from the side setback where 15' is required. The property is located at 503 Ashley Dr., Map 266 Lot 91, and is owned by the applicant.

### **IV. Approval of Minutes** **07/26/2021**

### **V. Other Business / Correspondence**

A letter of Request for a Re-Hearing was received from Steven Voydatch of 55 Jewett Rd., Dunbarton, NH 03046 for **Case 21-09-Z and Case 21-10-Z**.

### **VI. Adjournment**

Bruce Kudrick, Chair  
Pembroke Zoning Board of Adjustment