



# 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

**September 25, 2023**

**7:00 P.M.**

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

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

### **II. Attendance**

### **III. Public Hearings**

#### **Continued Cases**

**Case 23-13-Z** A request has been made for a **Variance under Article VIII Signs, § 143-62 Dimensional Table of Signs**. The applicant, Pembroke Pines Country Club of 42 Whittemore Rd., Pembroke NH 03275 is requesting a **Variance** to construct an Electronic Changing sign in the LO Zoning District. A **Variance** is required because Electronic Changing Signs are not allowed in the LO district. The property is located at 470 Pembroke St., Pembroke, NH, 03275, Map 634 Lot 24, in the LO-Limited Office, zoning district.

**Case 23-14-Z** A request has been made for a **Variance under Article VIII Signs, § 143-62 Dimensional Table of Signs**. The applicant, Pembroke Pines Country Club of 42 Whittemore Rd., Pembroke NH 03275 is requesting a **Variance** to construct an Electronic Changing sign which is 48.4 square feet. A **Variance** is required because signs over 6 square feet are not allowed in the LO district. The property is located at 470 Pembroke St., Pembroke, NH, 03275, Map 634 Lot 24, in the LO-Limited Office, zoning district.

#### **New Cases**

**Case 23-16-Z** A request has been made for a **Special Exception under Article VIII Signs, § 143-62 Dimensional Table of Signs**. The applicant, Pembroke Pines Country Club of 42 Whittemore Rd., Pembroke NH 03275 is requesting a **Special Exception** to place a Free Standing sign on their clubhouse lot. A **Special Exception** is required because free standing signs require a special exception in the R-1 district. The property is located at 45 A&B Whittemore Rd., Pembroke, NH, 03275, Map 634 Lot 2, in the R-1 Medium Density-Residential district.

**Case 23-17-Z** A request has been made for a **Variance under Article VIII Signs, § 143-62 Dimensional Table of Signs**. The applicant, Pembroke Pines Country Club of 42 Whittemore Rd., Pembroke NH 03275 is requesting a **Variance** to place a 42 square foot, Free Standing sign on their clubhouse lot. A **Variance** is required because free standing signs in the R-1 district can be 6 square feet maximum. The property is located at 45 A&B Whittemore Rd., Pembroke, NH, 03275, Map 634 Lot 2, in the R-1 Medium Density-Residential district.

**Case 23-18-Z** A request has been made for a **Variance under Article VIII Signs, § 143-62 Dimensional Table of Signs**. The applicant, Pembroke Pines Country Club of 42 Whittemore Rd., Pembroke NH 03275 is requesting a **Variance** to place wall signs on their clubhouse building to direct visitors. A **Variance** is required because wall signs, in the R-1 district, are not permitted. The property is located at 45 A&B Whittemore Rd., Pembroke, NH, 03275, Map 634 Lot 2, in the R-1 Medium Density-Residential district.

**Case 23-19-Z** A request has been made for a **Variance under Article V, Dimensional and Density Regulations, §143-21, Table of Setbacks**. The applicant, Paulette Malo, of 13 Bridge St., is requesting a **Variance** to place a 15' x 18' shed within the side and rear setbacks. The shed will be 4' from the side setback where 15' is required and 7' from the rear setback where 15' is required. The property is located at 13 Bridge St., Map VW, Lot 209, in the B-1, Business/Residential district, and is owned by the applicant.

#### **IV. Approval of Minutes**

8/28/23

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

#### **VI. Adjournment**

Bruce Kudrick, Chair, Pembroke Zoning Board of Adjustment