



# TOWN OF PEMBROKE

---

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

Tel: 603-485-4747

## ZONING BOARD OF ADJUSTMENT MEETING AGENDA

**October 23, 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 12 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 23-20-Z** A request has been made for a **Variance under Article VIII Signs, § 143-63 Special Conditions for Specific Types of Signs, X (5)**. 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 within a 200 foot radius of two residences. A **Variance** is required because Electronic Changing signs within 200 feet of a residence 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 23-21-Z** A request has been made for a **Variance under Article IV Use Regulations, § 143-19 Table of use regulations, A**. The applicant, New England Flower Farms, LLC, is requesting a **Variance** to construct dormitory style housing for seasonal workers. A **Variance** is required because dormitory style housing is an unlisted use in the Table of Uses. The property is located at 316-318 Borough Rd., Pembroke, NH, 03275, Map 561 Lot 36, in the C1-Commercial/Light Industrial, zoning district.

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

9/25/23

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

Septic suggestion from Code Enforcement Officer

#### **VI. Adjournment**

Bruce Kudrick,

Chair,  
Pembroke Zoning Board of Adjustment