



TOWN OF PEMBROKE

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

Tel: 603-485-4747

NOTICE OF PUBLIC HEARING TOWN OF PEMBROKE ZONING BOARD OF ADJUSTMENTS

Notice is hereby given that the Pembroke Zoning Board of Adjustment will hold a Public Hearing on **Monday September 24, 2018 at 7:00 p.m.** at the Pembroke Town Hall, 311 Pembroke Street, Pembroke, New Hampshire concerning the following:

Case 18-04-Z Continued from August 27, 2018 A request has been made for a **Special Exception under Article IV Use Regulations, § 143-19 Table of Use Regulations #3**. The applicant, Gallo Reality Group, 34 Rundlett Hill Road Suite 4, Bedford NH 03110-5824 is requesting a **Special Exception** to construct 2,6 unit townhouses. A **Special Exception** is required under **§ 143-19 Table of Use Regulations #3** in the R-1 and B-1 Zoning Districts. The property is owned by, Potential Properties Corp. 34 Rundlett Hill Road Suite 4, Bedford NH 03110-5824. The property is located at 109 Wilkins Avenue, Map 266 lot 117 in the R-1 Medium Density-Residential, B-1 Business / Residential and the AC Aquifer conservation zoning Districts.

Case 18-12-Z Continued from August 27, 2018 A request has been made for a **Variance under Article V use regulations section § 143-21 Table of Dimensional and Density Regulations B minimum contiguous lot frontage (feet)**. The applicant Wilfrid Poirier 4100 North Ocean Dr. #2501 Singer Island Florida proposes to subdivide lot **563-90 Center Rd in the R1 zone** into four lots with less than the required amount of frontage on a class V road. Lots 90-1 and 90-2 require 120' and lot 90-3 requires 135'. The owner of the property is Wilfrid Poirier 4100 North Ocean Dr #2501 Singer Island Florida

Case 18-14-Z A request has been made for a **Special Exception under Article IV Use Regulations, § 143-18.1 Accessory Dwelling Unit**. The applicant Tom Decato 533 North Pembroke Rd Pembroke NH is requesting a special exception to allow an Accessory Dwelling unit at **lot 935-13-1 in the R3 zone**. The property is owned by Tom Decato 533 North Pembroke Rd Pembroke NH.

Case 18-15-Z A request has been made for a **Special Exception under Article IV Use Regulations, § 143-18.1 Accessory Dwelling Unit**. The applicant Marc & Deanna Dumont 36 Donna Drive Pembroke NH is requesting a special exception to allow an Accessory Dwelling unit at **lot 565-81-29 36 Donna Dr. in the R1 zone**. The property is owned by the applicant.

Case 18-16-Z A request has been made for a **Variance under Article IV Use Regulations, § 143-18.1. A Accessory Dwelling Unit**. The applicant Marc & Deanna Dumont 36 Donna Drive Pembroke NH is requesting a variance to allow an Accessory Dwelling unit at **lot 565-81-29 36 Donna Dr. in the R1 zone that exceeds**

750 sqft. ADU shall not exceed 750 sqft. The property is owned Marc & Deanna Dumont 36 Donna Drive Pembroke NH.

Case 18-17-Z A request has been made for a **Variance under Article V use regulations section § 143-21 Table of Dimensional and Density Regulations H Rear set back.** The applicant Jeffrey White 434 Nadine Rd proposes to add a 14X24 shed to the rear of his lot with in 10 Feet of the lot line when 40 feet is required lot **565-81-130 in the R1 zone.** The owner of the property is Jeffrey White 434 Nadine Rd Pembroke NH.

Bruce Kudrick, Chair
Pembroke Zoning Board of Adjustment