



TOWN OF PEMBROKE

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

Tel: 603-485-4747

DEVELOPMENT OF REGIONAL IMPACT ABUTTER NOTICE FOR SITE PLAN REVIEW APPLICATION

May 25, 2022

Dear Land Use Official,

According to NH Revised Statutes Annotated 36:55, 36:57, and the Town of Pembroke Site Plan Review Regulations, you are hereby notified that you have been granted status as an abutter as defined in RSA 672:3. At their May 24, 2022 meeting, the Pembroke Planning Board found the following Major Site Plan application and accompanying Special Use Permit applications to be considered a Development of Regional Impact:

Major Site Plan Application #22-101, Keystone Pembroke, LLC, owner of Tax Map 634, Lot 23 located at 42 Whittemore Road in the Limited Office (LO) Zone, the Aquifer Conservation (AC) District, and the Wetlands Protection (WP) District.

The Applicant proposes a 62-unit multifamily townhouse development to be served by town water, town sewer, and private roadway network.

➤ **Special Use Permit Application SUP-AC #22-305**

The Applicant requests a Special Use Permit in accordance with Article 143-68.E., Aquifer Conservation District, for residential use over the aquifer.

➤ **Special Use Permit Application SUP-WP #22-306**

The Applicant requests a Special Use Permit in accordance with Article 143-72.D.(2) and (3), Wetlands Protection District, for impacts to the wetlands and wetlands buffer to construct a roadway and alter the surface configuration of the land. The project includes 73,000 SF of buffer impacts and 365 SF of permanent wetland impacts.

A public hearing on this application will be held on June 28, 2022 at 6:30 PM at the Pembroke Town Hall during a regular meeting of the Board.

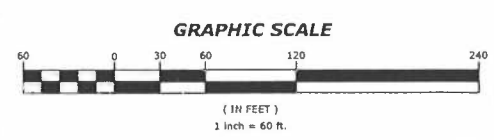
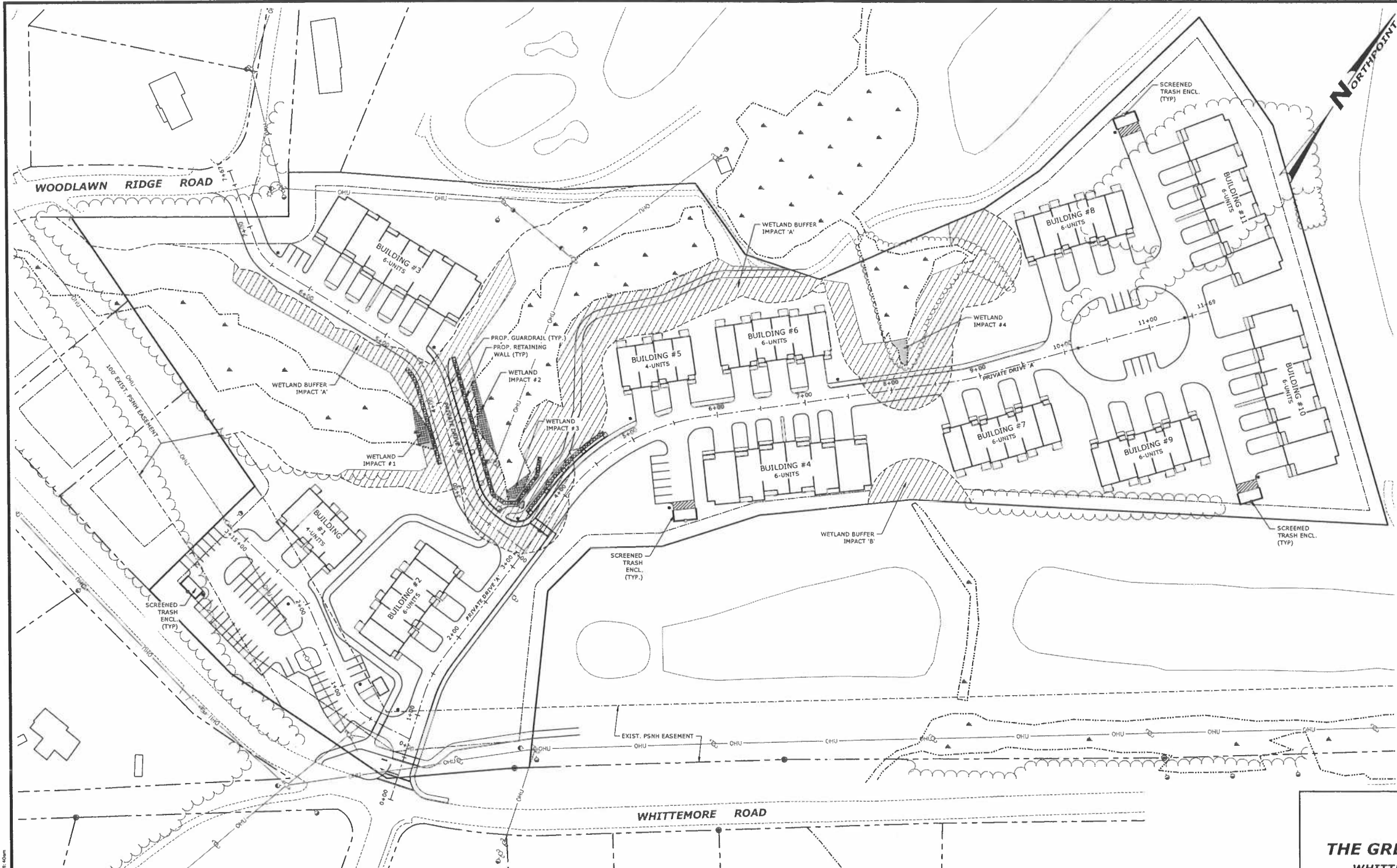
You have the right to testify at the public hearing once the hearing is opened by the Board. When the public hearing is closed, no further testimony can be accepted unless permitted at the Board's discretion. As an alternative, you may submit written testimony to the Planning Department.

This is the only notice you will receive of this proposal. Should a decision not be reached that evening, the application will be continued to future Planning Board agendas until such time as the proposal is either approved or disapproved. Please note that the hearing time is approximate as other items may be on the agenda.

The file on this application is available for public inspection during regular Town Hall business hours, Monday through Friday 8:00 AM-4:30 PM. If you have any questions, please feel free to call the Planning Office at (603) 485-4747, ext. 1210 or email Carolyn Cronin, Town Planner at CCronin@pembroke-nh.com.

Sincerely,

Carolyn Cronin
Town Planner
Town of Pembroke



GENERAL NOTE

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SITE IMPROVEMENTS ON THE SUBJECT PARCEL OF LAND ASSOCIATED WITH THE CONSTRUCTION OF A NEW 62-UNIT TOWNHOUSE RESIDENTIAL DEVELOPMENT AND ASSOCIATED PRIVATE ROADWAYS AND INFRASTRUCTURE IMPROVEMENTS.
2. REFERENCE THE EXISTING PARCEL AS PEMBROKE ASSESSORS MAP 624, PROPOSED LOT 23-4, WHICH IS BEING CREATED BY A CONCURRENT SUBDIVISION OF EXISTING MAP 624 LOT 23.
3. TOTAL AREA OF SUBJECT PARCEL IS 598,101 SF OR 13.73 ACRES.
4. OWNER: KEYSTONE PEMBROKE, LLC
17 BRIDGE STREET, SUITE 104
BILLERICA, MA 01821
(8K 3620 PG 2802 MCRD)
5. SUBJECT PARCEL IS ZONED LIMITED OFFICE (LO) AND IS LOCATED WITHIN THE AQUIFER CONSERVATION (OVERLAY) DISTRICT IN ITS ENTIRETY. IT IS SUBJECT TO THE FOLLOWING YARD RESTRICTIONS:

	REQUIRED	PROVIDED
LOT AREA	56,000 SF	598,101 SF
LOT FRONTAGE	150 FT	503.5 FT
MINIMUM LOT DEPTH	120 FT	650 FT
FRONT YARD (MIN.)	30 FT	72 FT
REAR YARD (MIN.)	40 FT	N/A FT
SIDE YARD (MIN.)	15 FT	27 FT
MIN PERVIOUS AREA	30 %	64.4%
MAX. BUILDING HEIGHT	35 FT	LESS THAN 35 FT

6. PARKING REQUIREMENTS:

REQUIRED:	2 PARKING SPACES PER DWELLING UNIT
	62 UNITS X 2 SPACES = 124 SPACES REQUIRED
PROVIDED:	INDIVIDUAL GARAGES: 2 PER UNIT X 162 UNITS = 124 SPACES
	INDIVIDUAL DRIVEWAYS: 2 PER UNIT X 162 UNITS = 124 SPACES
	GUEST / EXTRA PARKING: = 60 SPACES
	TOTAL PROVIDED PARKING: = 308 SPACES
7. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE TOWN OF PEMBROKE PLANNING & ZONING REGULATIONS.
8. DIGSAFE SHALL BE CONTACTED AT LEAST 72 HOURS PRIOR TO CONSTRUCTION COMMENCING (811).
9. IN THE EVENT THAT ACCUMULATED SNOW EXCEEDS THE SNOW STORAGE AREA OF THE SITE, EXCESS SNOW SHALL BE REMOVED FROM THE PROPERTY AND DEPOSITED OFF PROPERTY.
10. PROPOSED RAMPS SHALL COMPLY WITH ALL REQUIREMENTS OF THE CURRENT ADA STANDARDS.
11. TOPOGRAPHIC SURVEY, BOUNDARY AND WETLAND DELINEATION SHOWN ON THESE PLANS IS PER THE SUBDIVISION PLANS PREPARED CONCURRENTLY WITH THIS SITE PLAN BY PROMISED LAND SURVEY, LLC. REFER TO THE SUBDIVISION PLAN SET FOR ALL EXISTING CONDITIONS INFORMATION AND FOR SURVEYOR AND WETLAND SCIENTIST STAMPS AND CERTIFICATIONS.
12. AUTOMATIC SPRINKLER PROTECTION SHALL BE PROVIDED FOR ALL PROPOSED UNITS.

13. PROPOSED TRASH ENCLOSURES SHALL BE INSTALLED WITH AN 8-FOOT HIGH SOLID FENCE PER DETAIL ON CONSTRUCTION DETAIL SHEETS.
14. REFER TO THE COVER SHEET IN THIS PLAN SET FOR A LIST OF REQUIRED AND OBTAINED STATE PERMITS.
15. ALL CONDITIONS SUBSEQUENT TO APPROVAL SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE OF FINAL APPROVAL.
16. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY FLOOD HAZARD AREA ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 33011C 0561E, EFFECTIVE DATE APRIL 19, 2010.
17. ON AUGUST 23, 2021 THE TOWN OF PEMBROKE ZONING BOARD OF ADJUSTMENT GRANTED THE FOLLOWING:
 - A VARIANCE FROM ARTICLE V DIMENSIONAL AND DENSITY REGULATIONS, §143-21 (CASE 21-15-2) TO CONSTRUCT 65 DWELLING UNITS INCLUDING THREE SINGLE-FAMILY UNITS AND 62 MULTI-FAMILY UNITS.
 - A SPECIAL EXCEPTION UNDER ARTICLE IV USE REGULATIONS, § 143-19 (CASE 21-16-Z) TO CONSTRUCT 65 DWELLING UNITS INCLUDING THREE SINGLE-FAMILY UNITS AND 62 MULTI-FAMILY UNITS.

OWNER, LOT OF RECORD:
ROBERT MACCORMACK
KEYSTONE PEMBROKE, LLC
ADDRESS: 17 BRIDGE STREET, SUITE 104
BILLERICA, MA 01821

UNDER THE PROVISIONS OF RSA 674:43, THE TOWN OF PEMBROKE PLANNING BOARD, IN ACCORDANCE WITH THE BOARD VOTE DATED _____, APPROVAL OF THIS SITE PLAN IS LIMITED TO ALTERATIONS, IMPROVEMENTS AND BUILDINGS AS SHOWN: _____ CHAIRPERSON

SITE PLAN
PREPARED FOR:
THE GREENS AT PEMBROKE PINES II
WHITTEMORE ROAD (TAX MAP 634 LOT 23-4)
PEMBROKE, NEW HAMPSHIRE

OWNER: KEYSTONE PEMBROKE, LLC
17 BRIDGE STREET, SUITE 104
BILLERICA, MA 01821

REVISIONS:

NO.	DATE	DESCRIPTION

STATE OF NEW HAMPSHIRE
JEFFREY W. LEWIS
No. 10420
REGISTERED PROFESSIONAL ENGINEER

NORTHPOINT ENGINEERING, LLC
Civil Engineering / Land Planning / Construction Services
119 Storrs St, Ste 201
Concord, NH 03301
Tel: 603-226-1166
Fax: 603-226-1160
www.northpointeng.com

DATE: MAY 2022
PROJ.: 22007
SCALE: 1"=60'
SHEET: 2 OF 26

FILE: G:\Projects\22007\22007-14\22007_14_SitePlan_PlanSet.dwg; PLOT DATE: 03 May 2022 - 8:40am

