



424 North Pembroke Road Pembroke, New Hampshire

Location: North Pembroke Road
Surveyor: Promised Land Surveying, LLC
Designed: 2006-2007
Status: Construction Pending

Northpoint Engineering was hired to perform the land planning, engineering, and permitting necessary to secure approvals to subdivide a 49-acre parcel. The subject property is bisected by Ames Brook and backs up to 7th Range Road (Fuller Road). After obtaining an existing conditions survey, including wetland mapping, it became apparent that the tract lent itself to a cluster development creating open space of the land adjacent to Ames Brook and west to 7th Range Road.

As required by local zoning regulations, Northpoint obtained a Special Exception from the ZBA allowing a Rural Cluster Open Space Development in the R-3 zoning district. Northpoint proceeded in engineering the improvements and permitting the project thru the required local and state agencies. The proposed development created 11 new single-family house lots and placed over 32-acres in open space. The proposed lots will be accessed off a new 1300 linear foot cul-de-sac and will be serviced by onsite private subsurface disposal systems and a community water system.

Northpoint and the applicant cooperated with the Town of Pembroke Conservation Commission to facilitate local acceptance of a 30.28-acre easement, which included the shoreline along Ames Brook. As part of the negotiations, the developer constructed a footbridge on existing abutments to provide a safe crossing point over the brook. The pristine segment of brook, existing trail network on the property, and relationship to adjacent recreational land made the open space a desirable addition to the Town's Conservation Lands.

Northpoint secured local subdivision approval from the Planning Board, as well as the required state permits, which included, NHDES Subdivision Approval, NHDES Alteration of Terrain Permit, and NHDES Wetlands Dredge & Fill Permit.