



TOWN OF PELHAM

6 Village Green
Pelham, NH 03076

ZONING BOARD OF ADJUSTMENT AGENDA

November 14, 2022

Location: TOWN HALL, 6 Village Green, Pelham, NH 03076

7:00 p.m.

Meeting called to order

PLEDGE OF ALLEGIANCE

MINUTES

September 19, 2022 (with revisions)
October 17, 2022

REQUESTS FOR RE-HEARING:

ZO2022-00017
Map 41 Lot 6-137

VEILLETTE, Brian T. & Nancy L. – 8 Pulpit Rock Road – Map 41 Lot 6-137 – REGARDING THE DENIED APPEAL VOTED ON BY THE ZBA on Sept. 19, 2022 concerning: Planning Board decision rendered on 6-20-2022 in case #PL2022-00023, regarding the minor site plan review to request a change in the hours of operation and to allow wood splitting on site, also a review of the code enforcement officers decision relating to the interpretation and enforcement of the provisions of the Zoning Ordinance. *Per New Hampshire Revised Statutes Annotated, Chapter 677, request for reconsideration of Zoning Board decision rendered on August 8, 2022 requested by David Hennessey, Chairman of the Zoning Board of Adjustment.*

ZO2022-00007(2)
Map 31 Lot 11-269

CAMPBELL, Ronald & Ellen – 80 So. Shore Drive - CAMPBELL, Ronald & Ellen - APPEAL FROM ADMINISTRATIVE DECISION –80 So. Shore Drive – Under RSA 674:41 (II): Where on September 19, 2022 the Board of Selectman voted not to issue the requested Building Permit.

ZO2022-00018
Map 23 Lots 11-343 & 11-344

16 Springdale Realty Trust – 16 Springdale Lane & Springdale Lane – Seeking a Variance concerning Article III, Section(s) 307-8C, 307-12, 307-12 Table of Dimensional Requirements, 307-13, 307-14 & Article VII, Section(s) 307-37, 307-39, 307-40 of the Zoning Ordinance to permit construction of a replacement Single family dwelling on Map 23 Lot 11-343 where this property is approximately 4,625 +/- sf. in size, with the new home proposed 3' off the western lot line, 1' from The Springdale Lane ROW, a 12' easterly sideline and 44' from the pond, with a proposed deck 36' off the pond, and to allow construction of a detached garage on Map 23 Lot 11-334 with the structure proposed to have a 15' westerly side lot line setback, 25' rear lot line setback, 8' to the easterly side lot line and 18' from the Springdale Lane ROW on a lot of approximately 4,342 sf. in size. Both of these lots have 0' of frontage on a Town road where a minimum lot size of 1 acre and a minimum of 200' of frontage with a minimum front setback of 30' and a 15' side/rear setback and a 50' lake side setback is required in the Residential District and to allow development of the lot in accordance with RSA:41.

CONTINUED CASES:

ZO2022-00019
Map 24 Lot 12-75

PULTAR, Lisa & Shawn – Little Island Park – Seeking a Variance concerning Article III, Section(s) 307-12, 307-14 of the Zoning Ordinance to permit construction of a new single family dwelling on a lot of approximately 12,784 +/- sf. in size with 0' of frontage on a Town road where a minimum lot size of 1 acre and a minimum of 200' of frontage is required in the Residential District and to allow development of the lot in accordance with RSA 674:41

ZO2022-00020

Map 24 Lot(s) 12-67, 12-68, 12-69 & 12-70

GLEASON, Michael – 7, 9, and two unaddressed lots on Little Island Park –

Seeking a Variance concerning: Article III, Section(s) 307-7, 307-8C, 307-12 Table 1 Dimensional Requirements, 307-14 of the Zoning Ordinance to permit the 4 non-conforming subject lots to be reconfigured into 2 non-conforming lots, each with less than an acre, on a private road. Applicant wishes to demolish the existing house on lot 24-12-69 and rebuild in the same footprint but add a second floor, on the newly configured parcel consisting of added square footage from lots 24-12-67 & 24-12-70 to make the new lot 0.371 acre. Existing lot 24-12-68 will also have added square footage from 24-12-67 & 24-12-70 to make the new lot 0.215 acre.

NON-PUBLIC SESSION

If requested in accordance with RSA 91-A:3 to discuss legal matters.

Most meetings are tape-recorded

If you are disabled, you have the right to attend, hear and participate in all public meetings held by the Town of Pelham. In accordance with the Americans with Disabilities Act the town will provide auxiliary aids and services to accomplish this if they are needed. Please contact this office 72 hours in advance if you need assistance.