



# TOWN OF PELHAM

6 Village Green  
Pelham, New Hampshire 03076-3723

## BOARD OF ADJUSTMENT

### AGENDA

January 9, 2017

**Location: PELHAM TOWN HALL 6 VILLAGE GREEN**

7:00 p.m.

Call meeting to order

### REHEARING

Case #ZO2016-00024

**MAJOR REALTY TRUST** 101 Dutton Road Map 36 Lot 11-91 seeking a Variance concerning Article III., Sections 307-12, Table 1 & 307-14 to permit a lot to be subdivided into two lots which do not meet the frontage requirements of 200 feet. The owner's intent is to provide a safe handicap accessible living situation for their son, who due to pre-existing health concern requires him to be close to family. The proposal includes providing 200' of frontage for the existing home on lot 11-91 and creating a new lot on 11-91-1 with 15' of frontage on Dutton Road. RSA 677:2 Motion for Rehearing by Robert C. Orlep and Mary B. Orlep Regarding a Decision of the Pelham Zoning Board of Adjustment was granted on 12/12/16.

### CONTINUED

Case #ZO2016-00032

**PRUDHOMME, Matthew** 221 Hobbs Road Map 15 Lot 8-241 seeking a Variance concerning Article VII, Sections 307-39 & 307-41-B to permit an addition to be constructed to an existing home to be within 20 feet of the edge of wetlands where 50 feet if the required wetlands conservation district setback for a structure from the edge of wet.

### HEARINGS

Case #ZO2016-00033

**JANOCHA, Robert & Janet** 65 Valley Hill Road Map 6 Lot 4-142 seeking a Special Exception concerning Article XII, Section 307-74 to permit an accessory dwelling unit.

Case #ZO2016-00034

**GREEN, Brian** 35 Wood Road Map 23 Lot 11-314 seeking a Variance concerning Article VII, Sections 307-39 & 307-41-B to permit the construction of an approximately 8'x18' extension to an existing deck to accommodate a hot tub. The existing deck is entirely within the wetlands conservation district (WCD). The extension to the deck will be no closer to the shoreline than existing structure.

Case #ZO2016-00035

**FORRISTALL, Timothy** 14 Ladyslipper Ave Map 16 Lot 12-105-18 seeking a Special Exception concerning Article XII, Section 307-74 to permit an accessory dwelling unit.

### MINUTES

12-12-2016

### ADJOURNMENT

All meetings are held at the Town Hall, 6 Village Green Pelham, NH unless otherwise noticed. Most meetings are tape-recorded. All residents 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 disabled residents. Please contact this office 72 hours in advance if you need assistance so the appropriate accommodations may be arranged.