

# TOWN OF PELHAM

6 Village Green  
Pelham, New Hampshire 03076-3723

## BOARD OF ADJUSTMENT AGENDA

August 9, 2021

Location: PELHAM TOWN HALL 6 VILLAGE GREEN

7:00 p.m.

Call meeting to order

### MINUTES

June 14, 2021

July 12, 2021

### COURT ORDERED REMAND

**ZO2020-00023**

**OUELLETTE, Lance & Laurie** – 13 Gaston Street – Map 30 Lot 11-149 - Seeking a Variance concerning Article III, Sections 307-7 & 307-8C of the Zoning Ordinance to permit the removal of a loft and roof on an existing Single-Family Home, and increasing the height to accommodate a second floor consisting of 2 bedrooms and a bathroom.

### HEARINGS

**ZO2021-00018**

**WILSON, Douglas** – 49 Hinds Lane – Map 27 Lot 2-100 – Seeking a Variance concerning Article(s): III, VII & XII Section(s) 307-12, 307-39 & 304-74N of the Zoning Ordinance to permit further construction on an undersized lot where a single-family home already exists, also under permitted uses, the applicant is looking to build a deck partially encroaching the 50 ft. WCD (Wetland Conservation District) buffer zone. To permit construction of an attached ADU to an existing single-family home on undersized lot containing 0.73 acres where 1.0 acre is required.

**ZO2021-00019**

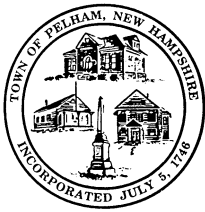
**WILSON, Douglas** – 49 Hinds Lane – Map 27 Lot 2-100 – Seeking a Special Exception concerning Article XII, Section 307-74, of the Zoning Ordinance to permit construction of an addition to an existing single-family home, including an Accessory Dwelling Unit.

**ZO2021-00020**

**MANN, Shawn M Revoc Trust** – 6 Hemlock Drive – Map 15 Lot 8-191 – Seeking a Variance concerning Article XII, Section(s) 307-74D of the Zoning Ordinance to permit an Accessory Dwelling Unit to be utilized within the existing structure without receiving an updated NHDES approved septic design.

**ZO2021-00021**

**MANN, Shawn M. Revoc Trust** – 6 Hemlock Drive – Map 15 Lot 8-191 – Seeking a Special Exception concerning Article XII, Section 307-74, of the Zoning Ordinance to permit an Accessory Dwelling Unit within the existing single-family home.



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## **ZO2021-00023**

**Lebel Land Holdings, LLC** – 1013 Mammoth Road – Map 7 Lot 4-188 & 5-43 – Seeking a Variance concerning Article(s) II & III, Section(s) 307-6 #10 & 307-12, 307-13A #2, 307-13B #1, 307-14 of the Zoning Ordinance to permit lot 7-4-188 to become a duplex lot with 198' of frontage where 200' is required, and to create another duplex lot 7-5-43-B with 192' of frontage where 200' is required. To allow the creation of duplex lots with a naturally occurring slope over 20%. To allow a shared driveway for access to the 3 lots and allow two of the lots to not have driveway access from where they have frontage.

## **ZO2021-00024**

**BOUTWELL, Nathan** – 1406 Mammoth Road – Map 1 Lot 5-127-1 – Seeking a Variance concerning Article V, Section 307-18 of the Zoning Ordinance to permit uses allowed in the Industrial District to be allowed on this property, which is located in the Residential District.

## **ZO2021-00025**

**CHEUNG, Kai & Jennifer** – 7 Wilshire Lane – Map 34 Lot 1-10-9 – Seeking a Variance concerning Article VII, Section(s) 307-37 & 307-39 of the Zoning Ordinance to permit placement of rear portion of a shed within the 50' WCD (Wetland Conservation District). The portion of the shed placed within the WCD will not have an entrance or an exit.

## **ZO2021-00026**

**GLEASON, Colleen** – 44 Willow Street – Map 28 Lot 7-138-1 – Seeking a Special Exception concerning Article XII, Section 307-74 of the Zoning Ordinance to permit construction of an attached garage and unfinished basement space adjacent, with a 1-bedroom Accessory Dwelling Unit above.

## **ZO2021-00027**

**CHAREST, John** – 5 Methuen Road – Map 30 Lot 11-162 – Seeking a Variance concerning Article III, Section(s) 307-8C, 307-12 Table 1, 307-14 of the Zoning Ordinance to permit the previous construction of a pool with a surrounding deck, a gazebo, and a jacuzzi, to remain on a non-conforming lot.

## **NON-PUBLIC SESSION**

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

## **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.