



TOWN OF PELHAM

6 Village Green
Pelham, NH 03076

ZONING BOARD OF ADJUSTMENT

AGENDA

November 8, 2021

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

7:00 p.m.

Meeting called to order

MINUTES

October 20, 2021

COURT ORDERED REMAND

ZO2021-00001-CR

GENDRON, Patrick & Kim – 579 Bridge Street – Map 22 Lot 8-85 (*Court Ordered Remand to review only the hardship criterion as directed by the Housing Appeals Board's decision order dated September 16, 2021*) Seeking a Variance to Article III, Section 307-7, Article IV, Section 307-16B, and Article V, Section 307-18 of the Zoning Ordinance to permit a Workforce Housing Development in the B-5 Zone. ***11/2/2021 Applicant has requested to be continued to the December 13, 2021 meeting. This case will not be heard on November 8, 2021.

CONTINUED

ZO2021-00024

BOUTWELL, Nathan – 1406 Mammoth Road – Map 1 Lot 5-127-1 – Seeking a Variance concerning Article: III, Section: 307-12 Table 1 & Article: V, Section: 307-18 of the Zoning Ordinance to permit industrial uses to be allowed on a lot of approximately 1.7 acres in size and to allow a building to be used for industrial uses to be constructed 15' from the side lot line where a minimum of 2 acres is required and a minimum front building setback of 3X the height of a building or a minimum of 40' is required and a minimum of 2X the height or 30' for a side/rear setback as required for industrial uses & to permit uses allowed in the Industrial District to be allowed on the property known as Map 1 Lot 5-127-1 which is located in the Residential District.

HEARINGS

ZO2021-00031

CHOATE, David & Meaghan – 1 Jefferson Avenue – Map 14 Lot 4-93 – Seeking a Special Exception to Article XII, Section 703-74 of the Zoning Ordinance to permit construction of an attached Accessory Dwelling Unit to a Single-Family Home.

ZO2021-00032

FARRIS, Michael – 4 Jones Road – Map 39 Lot 1-103 – Seeking a Variance to Article III, Section(s) 307-13B & 307-14 of the Zoning Ordinance to permit a lot having frontage on a private way but no frontage on a public right of way and for the newly created lot to also gain access from the private way.

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.

