



TOWN OF PELHAM

6 Village Green
Pelham, NH 03076

REVISED ZONING BOARD OF ADJUSTMENT AGENDA

February 14, 2022

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

7:00 p.m.

Meeting called to order

MINUTES

January 10, 2022

COURT ORDERED REMAND (Cont)

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.

CONTINUED ZO2022-00002

SCHNEIDER, Eric – 2 Little Island Park – Map 24 Lot 11-310 – Seeking a Variance to Article III, Section(s) 307-12 Table 1, 307-13, 307-14 & Article VII, Section(s) 307-37, 307-41 of the Zoning Ordinance to permit construction of a 2nd story on a newly renovated existing single story home, using the homes original footprint on a non-conforming lot located within the WCD's 50' setback. Proposing to add a master bedroom with a ¾ bath and laundry room, with partial attic space above and storage. Also, an enclosed 5' x 5' entrance located approximately 6' from property line and a 20' x 24' 2-car garage to be constructed from 5' to 10' from property line. The total height of home will be 27' from grade.

HEARINGS ZO2022-00005

SCHNEIDER, Eric – 2 Little Island Park – Map 24 Lot 11-310 – Seeking a Variance concerning: Article III, Sections 307-7, 307-8C, 307-12 Table 1, 307-13, 307-14 & Article VII, Sections 307-37, 307-41 of the Zoning Ordinance to permit construction of a 2nd story on a newly renovated existing single story home, using the homes original footprint on a non-conforming lot located within the WCD's 50' ft. setback. Also, an enclosed 5' x 5' entrance located approximately 6' from property line. New application to increase proposed height to under 30' from driveway grade. Proposed garage will be heard on original application (Case #ZO2022-00002).

ZO2022-00004

OUELLETTE, Lance - APPEAL from ADMINISTRATIVE DECISION – 24 Cardinal Drive – Map 41 Lot 6-148 – Concerning Article II, Sections 307-6, 2 and Article III, Section 307-12C Table 1 of the Interim Planning Board's Director's decision regarding building setbacks as those setbacks pertain to applicant's temporary container pods to be located on that site from time to time.

ZO2022-00006

WALKER, Richard & Ethel - 81 So. Shore Drive; Map 31 Lot 11-268 – Seeking a Variance concerning: Article III, Section 307-12 Table 1, & Article VII, Section(s) 307-41A, 307-41B of the Zoning Ordinance to permit an existing seasonal camp structure and garage to be demolished and replaced with a 32' x 36' 2-bedroom year-round residence with a 10' x 36' deck and an attached 24' x 30' garage on a undersized and non-conforming lot with less than 200' of frontage. The construction will be shifted to meet the 15' setbacks but will be located within the 50' WCD setback and the deck and steps will be located 6' from the side setbacks where 15' is required. Also, replacing and relocating septic, setback will be 110' from WCD where 125' is required.

(cont. on 2nd page)

ZO2022-00007

CAMPBELL, Ronald & Ellen - 80 So. Shore Drive - Map 31 Lot 11-269 – Seeking a Variance concerning Article III, Section 307-12 Table 1 of the Zoning Ordinance to permit development of an existing undersized non-conforming undeveloped lot, created in 1925 (prior to current Zoning Regulations) with a single-family residence, 8' from side lot line where 15' is required. Also, seeking to build on a lot consisting of 6,680sf. where 43,560 (1-acre) is required, and lot frontage of 50' on a private road where 200' on a class V road is required.

PRESENTATION

Master Plan Presentation by Sam Thomas & Danielle Masse-Quinn

NON-PUBLIC SESSION

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

Most meetings are tape-recorded

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