



TOWN OF PELHAM

6 Village Green
Pelham, NH 03076

ZONING BOARD OF ADJUSTMENT AGENDA

June 13, 2022

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

7:00 p.m.

Meeting called to order

MINUTES

May 9, 2022

REHEARING

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.

HEARINGS

ZO2020-00008 (2)

LOSCHI, Constance -120 West Shore Drive – Map 30 Lot 11-142 - Seeking a *one year extension* of approval of the Variance concerning Article III section 307-8-C & 307-12, Table 1 of the Zoning Ordinance to permit the applicant /owner to move and make improvements to a pre-existing non-conforming lot by moving and replacing the house, septic system and well into conforming setbacks. Variance granted May 11, 2020, final approval granted July 13, 2020.

ZO2022-00010

OUELLETTE, Lance – 24 Cardinal Drive - Map 41 Lot 6-148 – Seeking a Variance concerning Article III, Section 307-12, C, & Table 1-Dimensional Requirements of the Zoning Ordinance to permit container pods, trailers, storage bins and other similar equipment to either be classified as non-buildings so that they are exempt from setback requirements for this lot; or to permit container pods, trailers, storage bins and other similar equipment to be located within 5 feet of the front and side boundaries of this lot, which is the Industrial Zone.

ZO2022-00011

MAGUIRE, James T. & Angela J. – 134 West Shore Drive – Map 30 Lot 11-111 – Seeking a Variance concerning: Article III, Sections 307-8, 307-12, & 307-41 of the Zoning Ordinance to permit the construction of a 12' x 25' deck with a landing and stairs to be built on the pond side of the existing, non-conforming home.

ZO2022-00012

ACCOMANDO, Michael W. & Karen A. – 96 Mulberry Lane – Map 24 Lot 12-44-4 – Seeking a Variance concerning: Article VII, Sections 307-41B of the Zoning Ordinance to permit an existing inground swimming pool to remain within the Wetland Conservation District (WCD).

ZO2022-00013

WITHROW, Leanne – 23 So. Shore Drive – Map 30 Lot 11-216 – Seeking a Variance concerning: Article III, Sections 307-12, Table 1 of the Zoning Ordinance to permit construction of a 12' x 16' shed one foot off the property line where a shed of this size would need to meet the minimum 15' side yard setback.

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.