

**APPROVED**  
**TOWN OF PELHAM**  
**ZONING BOARD OF ADJUSTMENT MEETING**  
**November 14, 2016**

The Vice Chairwoman Svetlana Paliy called the meeting to order at approximately 7:00 pm.

The acting Secretary Peter McNamara called roll:

PRESENT: Svetlana Paliy, Peter McNamara, Chris LaFrance, Alternate Lance Ouellette, Zoning Administrator Jennifer Hovey

ABSENT: David Hennessey, Bill Kearney, Alternate Thomas Kenney, Alternate Darlene Culbert, Alternate Pauline Guay, Alternate Kevin O'Sullivan

**PLEDGE OF ALLEGIANCE**

**Case #ZO2016-00028**

**Map 30 Lot 11-156**

**PATTERSON, John 1 Andover Street - Seeking a Variance concerning Article III, Section 307-12-E to permit a detached garage within the required front setback on a corner lot.**

Mr. McNamara read the list of abutters aloud. There were no persons present who asserted standing in the case, who did not have their name read, or who had difficulty with notification.

Mr. McNamara stated the Board received a letter dated November 7, 2016 from Promise Land Survey, representing the applicant, requesting that the hearing be postponed to December due to a conflict of schedule.

The case was date specified to December 12, 2016.

**Case #ZO2016-00029**

**Map 36 Lot 10-19119**

**GREEN, Michael (GREEN & COMPANY) 13 Caribou Crossing - Seeking a Special Exception concerning Article XII, Section 307-74 to permit an accessory dwelling unit.**

Mr. McNamara read the list of abutters aloud. There were no persons present who asserted standing in the case, who did not have their name read, or who had difficulty with notification.

Ms. Jenna Green and Susan Green of Green & Company came forward to discuss the request for Special Exception. Ms. J. Green told the Board the buyer for the home would be serving as a care giver and needed a dwelling unit for a family member. She called attention to the information contained with the application proposing a one bedroom apartment.

Mr. McNamara asked Ms. Hovey if the application met her satisfaction for Special Exception. Ms. Hovey answered yes and noted that the Building Inspector verified that it met all the construction criteria.

Ms. Paliy questioned if the septic was appropriate. Ms. J. Green stated the home had a four-bedroom septic. She indicated that the main home would contain two bedrooms and the accessory dwelling unit would contain one bedroom.

Ms. Paliy opened the hearing to public input. No one came forward. She then appointed Mr. Ouellette to vote.

**BALLOT VOTE**                      Ms. Paliy – Yes  
**#ZO2016-00029:**                Mr. McNamara – Yes  
   Mr. LaFrance - Yes  
   Mr. Ouellette – Yes, per the plans given to the Zoning Board.

**VOTE:**                                (4-0-0) The motion carried.

### **SPECIAL EXCEPTION GRANTED**

#### **DATE SPECIFIED PLAN – December 12, 2016**

Case #ZO2016-00028 - Map 30 Lot 11-156 - PATTERSON, John 1 Andover Street

#### **MINUTES REVIEW**

**October 24, 2016:**

**MOTION:** (McNamara/LaFrance) To approve the October 24, 2016 meeting minutes as written.

**VOTE:**                                (4-0-0) The motion carried.

#### **ADJOURNMENT**

**MOTION:** (LaFrance/McNamara) To adjourn the meeting.

**VOTE:**                                (4-0-0) The motion carried.

The meeting was adjourned at approximately 7:15pm.

Respectfully submitted,  
Charity A. Landry  
Recording Secretary