

**Town of Pelham, NH
Pelham Conservation Commission
6 Village Green
Pelham, NH 03076-3723**

SITEWALK OF 12/16/23

Members Present:

Al Steward, Paul Gagnon,
Ken Stanvick Scott Bowdin (alt)
Jessie Vaughan (alt)

APPROVED 01/10/2024

Members Absent:

Karen Mackay, Mike Gendreau
Kara Kubit (alt), Kelvin Webster
Dave Abare

Applicant:

Joseph Maynard
Mike Sherman (representing the applicant)
Joyce Sherman (representing the applicant)

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| Map 29 Lot 7-117 | 135 Bridge Street – Proposed redevelopment of the site with WCD impact. Presentation by Joe Maynard of Benchmark, LLC. |
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The site walk began at 1:00 p.m. Members and the applicant's representatives observed the location of the proposed building, the elevations and location of the flood plain, WCD and finger of wetland. The parking lot entrance and exit were clearly visible as they will be in the same location as when the gas station occupied the lot. Members questioned the size of the parking lot. The required spaces for this size building is 14 spaces. Mr. Maynard is asking for a waiver for 12 parking spaces. This seems like not enough parking for this type of business. There must be parking for 2 cars for each client as there will be the client and the hair dresser. Parking could run out easily as clients arrive early for appointments and other clients are still inside the building. Parking was the biggest concern for the members. Members do not want a case where parking is waived to 12 spaces, then the business does not have enough spaces and they want more spaces added to the lot, which may impact the WCD further.

No vote was taken at the site walk. The applicant has been invited to the January 2024 meeting.

Site walk adjourned at 1:30 p.m.

Ms. Mackay did not attend the site walk. She wrote up the minutes based on notes and comments from members.

Respectfully Submitted,
Karen Mackay