



PELHAM POLICE DEPARTMENT

14 VILLAGE GREEN
PELHAM, NEW HAMPSHIRE 03076
Telephone (603) 635-2411 Fax (603) 635-6959

Chief of Police
JOSEPH A. ROARK

To: Pelham Zoning Board and Planning Board Chairs
From: The Pelham Highway Safety Committee (HSC)
Date: November 21, 2019
Subject: HSC opinion regarding proposed Williams Woods 4 lot subdivision near the intersection of Mammoth and Marsh

Dear Zoning and Planning Board members,

On November 20, 2019 the HSC met to discuss several matters including the subject issue. Present were Police Chief Roark, Fire Chief Midgley, Road Agent Ferreira, Planning Director Gowan, Susan Snide, Peter Zohdi (the project design engineer) and Kerry Zelonis who took meeting minutes.

Peter Zohdi presented the plan for his proposed 4 lot conventional subdivision off Mammoth Road just north of its intersection with Marsh Road. Planning Director Gowan advised that the application would require variance relief to Article II, Definitions where "Frontage" is described as "the length of the lot bordering on the public right-of-way and serves as the access to the lot" and potentially to other sections of zoning as determined by the Zoning Administrator. The proposed subdivision depicts a single driveway to serve the three new proposed lots with the parent lot and existing dwelling relying upon its existing driveway.

After a brief discussion the HSC voted unanimously to recommend the following conditions to the BOA and potentially to the Planning Board if a variance is approved:

1. The new shared driveway must be at least 20 feet wide;
2. The driveway is to be named and indicated as "Private" with a hammerhead turn-around on the furthest proposed lot at the direction of the Fire Chief;
3. Signage directing emergency responders and others to each dwelling structure to be reviewed and approved by the Fire Department;
4. The developer must provide a fire cistern in the size required by the Fire Department or provide fire suppression sprinklers in each unit as an alternative to the cistern;

Respectfully submitted,
The Pelham Highway Safety Committee