



TOWN OF PELHAM

6 Village Green
Pelham, NH 03076

2nd REVISION PELHAM PLANNING BOARD MEETING AGENDA

December 5, 2022

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

7:00 p.m.

Meeting called to order

PLEDGE OF ALLEGIANCE

MINUTES

November 21, 2022

PUBLIC HEARING

Notice is hereby given in accordance with RSA 675:3-7, the Pelham Planning Board will hold two public hearings to discuss zoning amendments proposed for the 2023 Town Meeting. This first public hearing shall take place on **Monday, December 5, 2022, and the second public hearing will take place on Thursday, January 5, 2023. Both hearings will be held at 7:00 pm** at the **Pelham Town Hall, 6 Village Green, Pelham, New Hampshire**. The proposed amendments are described as follows:

1. To amend Pelham Zoning *Article III Section 307-13 Additional Lot Size and Street Access Requirements* to remove the Wetland allowance of Conservation District setbacks to be counted in the computation of contiguous non-wetlands when meeting the minimum lot size area requirements of Section 307-12 for single-family, two-family and workforce housing parent lots.
2. To amend Pelham Zoning *Article VII Section 307-41 Special Provisions* to increase residential and commercial septic leach fields from Wetland Conservation District areas from 25 feet to 50 feet from poorly drained soils and from 50 feet to 75 feet from very poorly drained soils. These changes are consistent with the State of New Hampshire Code of Administrative Rules (Env-Wq 1008.04).
3. To add a new article to Pelham's Zoning Ordinance *Article TBD Solar Ordinance* to permit the regulation of solar energy systems and to support solar energy system usage. This ordinance will allow residential roof top solar installations less than 15KW to be permitted by right in all zoning districts and ground mounted solar systems that are 15KW or less, and five hundred square feet or less will not require Planning Board approval. Any commercial solar energy systems would require application to the Planning Board for Site Plan Review as well as a Conditional Use Permit. All solar energy systems shall obtain building and electrical permits prior to installation.
4. To add a new article to Pelham's Zoning Ordinance *Article TBD Long Pond, Island Pond, Gumpas Pond, and Harris Pond Watershed Protection Ordinance* to apply to proposed development within the water shed for substandard and non-conforming lots with seasonal dwellings to prevent undue crowding of land by providing adequate spacing for light, air, and spread of fire to the neighboring properties and to protect surface waters and aquifer from the effects of point and non-point source pollution and wastewater systems. The water shed shall include all areas within 1500 feet of these four surface water bodies.
5. To add a new article to Pelham's Zoning Ordinance *Article TBD Natural Resources Management Ordinance* to promote and ensure the orderly development of land within the Town of Pelham to promote public health, safety, and welfare of its residents and to ensure for the future population of the town that essential municipal services, transportation/roads, and clean water are available and will have sufficient capacity and quality to accommodate new and future development.

The full text of all proposed amendments is available from the Planning Department at Town Hall, 6 Village Green during normal business hours and from the Town of Pelham website at www.pelhamweb.com on the Planning Department and Planning Board pages.

OLD BUSINESS

PL2022-00031
Map 38 Lot 1-109

Cedar Crest Development, LLC (Applicant), Eleanor Burton Revocable Trust (Owner) – 243 Sherburne Road – Seeking approval of a 4 lot subdivision consisting of 3 single-family/duplex lots accessible from Sherburne Road.
Revision: *Applicant has requested continuance to Dec. 19, 2022*

NEW BUSINESS

PL2022-00034
Map 35 Lot 6-91

Taylor, Michael – 32 Leonard Drive – Seeking approval of a Site Plan for a ground mounted solar array, consisting of 20 modules in 2 rows measuring 2' x 6' each for a total of 400 sq. ft.
Revision: *Applicant has requested continuance to Dec. 19, 2022*

PL2022-00036
Map 20 Lot 2-132

Boissonneault, Tyler – 27 Bush Hill Road – Seeking approval of a Conditional Use Permit for a 1-bedroom Accessory Dwelling Unit that will be located on the 2nd floor of an existing 2-car garage on a 5 ac. +/- property.

BOARD MEMBERS /
PLANNING DIRECTOR UPDATES

Updates, if any

NON-PUBLIC SESSION

If requested in accordance with RSA 91-A:3

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.