



TOWN OF PELHAM

6 Village Green
Pelham, NH 03076

PELHAM PLANNING BOARD MEETING AGENDA

November 6, 2023

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

7:00 p.m.

Meeting called to order

PLEDGE OF ALLEGIANCE

MINUTES

October 23, 2023

CONTINUED

PL2023-00031

Map 14 Lot 3-81-0-23

FOWLIE, Paula J – 5 Oriole Circle - Seeking a Waiver to Article IX, Section 307-52D of the 2014 Zoning Ordinance, which was in effect at the time this 55 and older community was approved, to construct a deck that encroaches into the 50' building setback. The proposed deck to be approximately 36' from the property line where 50' is required per the approved Site Plan.

ADMINISTRATIVE cont.

Map 15 Lot 8-216

Landmark Estates – Abacoa Road, Basswood Road, Redwood Road – Request for Bond Release.

NEW BUSINESS

PL2023-00032

Map 41 Lot 10-249

Ranger Engineering Group, Inc. (applicant), **Ramy Realty Trust** (owner) – 16-18 Bridge Street - Conceptual discussion of a 3 acre mixed use parcel which currently has a vacant house and garages. Proposing to demolish the existing buildings and construct a 12,000 sf. 2-story mixed use building that would house a donut shop with a drive through, and 1 apartment on the main floor. The second floor would contain 5 additional apartments. The plan also proposes a 4,000 sf. storage building with 20 units with garage doors. The entrances to the property would be from Bridge Street and Jericho Road. A Variance was granted, Case #ZO2019-00009 and renewed on 3/14/2022 Case #ZO2022-00008.

ADMINISTRATIVE

Map 2 Lot 5-75

Parkside Drive – Request for Bond Reduction

Map 7 Lot 9-135

Wildwood Road – Seeking Planning Board's recommendation to the Board of Selectmen regarding the acceptance of Wildwood Road.

Adoption of revised By-Laws

BOARD MEMBERS / PLANNING DIRECTOR UPDATES NON-PUBLIC SESSION

Updates, if any

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.

Revised 11/01/2023