



# TOWN OF PELHAM

6 Village Green  
Pelham, NH 03076

## PELHAM PLANNING BOARD MEETING AGENDA

January 6, 2020

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

7:00 p.m.

Call meeting to order

### **PUBLIC HEARING ON PROPOSED ZONING AMENDMENTS**

The proposed amendments are described as follows:

1. Pelham Planning Board DRAFT zoning change to modify *Article XII Special Exceptions*:

Are you in favor of Amendment No. 1 as proposed by the Planning Board for the Town of Pelham to change Pelham Zoning Article XII *Special Exceptions* to allow Accessory Dwelling Units (ADUs) to be a maximum of 1,000 square feet (increased from 800 square feet), and to eliminate the common wall requirement. To clarify, ADUs shall not be allowed on lots of less than one acre unless the lots are within an approved Conservation Subdivision or within the Mixed-Use Zoning District where the Planning Board has approved smaller lots under their authority over Innovative Land Use projects. This amendment would also allow detached ADUs by Conditional Use Permit issued by the Pelham Planning Board when the lot is at least 1.5 acres in size with a minimum of 45,000 square feet of contiguous non-wetland soils. The Planning Board shall also have the authority to determine placement of the detached ADU within the lot. The proposed amendment would also remove the prohibition of minor home occupations within ADUs, primary dwellings, duplex and multi-family units. The primary purpose of this ordinance is to expand the mix of affordable housing opportunities throughout the Town by permitting the creation of secondary dwelling residences as an accessory use to existing single-family detached dwellings while maintaining the visual and functional character of single-family residential neighborhoods.

2. Pelham Planning Board DRAFT zoning change to replace in its entirety  
*Article VIII-I Illicit Discharge & Connection (IDDE) Ordinance*

Are you in favor of Amendment No. 2 as proposed by the Planning Board for the Town of Pelham to replace in its entirety, the existing IDDE Ordinance with a revised IDDE ordinance that will comply with the Federal EPA mandate to control stormwater runoff and its negative impacts to drinking water, ecosystems and wildlife. The proposed amendment clearly defines what are acceptable water discharges and those that are defined as Illicit discharges and how the Town can regulate and enforce any illicit discharges.

3. Citizen Petition Zoning Question:

Are you in favor of the adoption of Amendment No. 3 as proposed by Citizen's Petition for the Town of Pelham Zoning ordinance as follows: Are you in favor of repealing, in its entirety, Pelham Zoning Ordinance Article XV, Residential Conservation Subdivisions by Special Permit? The effect of the repeal would be to

eliminate the building of subdivisions that would allow "cluster" style developments where houses are built closer together (on less than the required 1 acre of property) in exchange for open space land.

4. Citizen Petition Zoning Question:

Are you in favor of the adoption of Amendment No. 4 as proposed by Citizen's Petition for the Town of Pelham Zoning Ordinance as follows:

Are you in favor of repealing, in its entirety, the ordinance that was created by Article 3 of the 2019 Town Warrant,

passed at the March 2019 Town election stating, “Are you in favor of the adoption of Amendment No. 2 as proposed by Citizen’s Petition for the Town of Pelham Zoning ordinance as follows: this amendment would modify; Article IV, Section 307-16 (A); Article V, Section 307-18 Table of Permitted Uses; and Article V-I Mixed Use Overlay District as follows: The raising and keeping of livestock, excluding poultry, may be conducted as an accessory use of a principal Residential or Mixed-Use Overlay District property of at least (3) acres and shall be clearly incidental and subordinate to the use of the lot for it’s principal purpose. Structures and enclosures used in conjunction with the raising and keeping of livestock shall be a minimum of fifty (50) feet from any property line and shall comply with the best practices as identified by the UNH Cooperative Extension’s housing and space guidelines for livestock. At no time shall a nuisance be created as to sight, sound, smell, or any other impact that may interfere with nearby property owners’ rights and enjoyment of their properties.” A yes vote would remove this language from the Town of Pelham’s Zoning Ordinance.

**The full text of all proposed amendments is available from the Planning Department at (the Municipal Center) Town Hall, 6 Village Green during normal business hours and from the Town of Pelham website at [www.pelhamweb.com](http://www.pelhamweb.com) on the Planning Department page.**

**MINUTES**

December 16, 2019

**Map 6 Lot 4-175-1  
PL2020-00020**

**Pawtucket Road Landholdings, LLC – 32 A & B Valley Hill Road – Proposed 3 Lot  
Subdivision consisting of duplex style units**

**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.**