



TOWN OF PELHAM

6 Village Green
Pelham, NH 03076

REVISED
PELHAM PLANNING BOARD
MEETING AGENDA

September 20, 2021

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

7:00 p.m.

Meeting called to order

MINUTES

August 16, 2021

Case #2021-00025
Maps 35 & 40 Lots 10-200, 10-312, & 10-351

RJ McCarthy, LLC – Stonegate Estates / Currier Road, Peabody Lane & Bridge Street/Rt. 38 – Modification of Notice of Decision dated August 7, 2021, specifically condition #2 in reference to state permits required.

Case #PL2021-00024
Map 27 Lot 2-81

ZOLKOS, Charles & Janice – Tower Hill, Bush Hill & Mammoth Road's – Proposed 3-lot subdivision consisting of a 2.07 acre residential duplex lot at the intersection of Mammoth and Bush Hill Roads which will remain with the current owners and a 5.34 acre lot that will maintain the existing cell tower, fall zone, and gravel road that leads to the tower. The Conservation Commission will purchase the remaining 85 acres of open space that has frontage along the class VI portion of Tower Hill Road and on the south side of Gumpas Pond and will remain with the current owners until such time that the tower is no longer in use. At that time, the lot will revert to the Town of Pelham at no additional cost. Purchase price is \$655,000 and the land will eventually be developed with hiking trails that will be open to the public.

PRESENTATION

Map(s) 6, 12 & 13 Lots 4-161, 4-154, 4-150, 4-156 also 208-18 & 202-1

CONSERVATION COMMISSION represented by Al Steward – STECK, David - Jeremy Hill and Bowman Lane – Seeking a Letter of Recommendation by the Planning Board to the BOS for an Open Space Acquisitions as a Conservation Easement

NEW BUSINESS

Case #PL2021--00020
Map 22 Lot 8-123

SULLIVAN, Richard & Iris – 20 Windham Rd. – Discuss conceptual plan for proposed re-development of an existing 1.7 acre property with a single-family home and detached garage. The plans would include an ice cream stand with some office space for the business and parking for approximately 36 vehicles.

Case #PL2021-00021
Map 34 Lot 1-10-1

MARSH ROAD LLC – 166 Marsh Road – Proposed subdivision of a 5-acre lot with an existing 6-unit apartment building. Owner proposes to keep 3.1 acres with the apartment building and create a 2.1 acre lot for a single-family home that will be accessed off Wilshire Lane.

Case #PL2021-00022
Map 31 Lot 11-86-1

BLUEBERRY CIRCLE REALTY TRUST – 28 Blueberry Circle – Proposed subdivision of an 11+/- acre property with existing single-family home. Existing home would retain 8.5 acres, creating 2.5 acre lot for single-family home. Seeking waivers for wetlands, site specific soils, topography, and lot shape. A frontage Variance was previously granted, ZO2020-00014.

Case PL2021-00023
Map 17 Lot 12-184

DONAHUE-CROTEAU FAMILY IRREVOCALBE TRUST, SHARON CROTEAU – 10 Ledge Road – Proposed subdivision of an 18+/- acre property with an existing single-family home. Existing home would retain 11.5 acres, creating 1-2.8 acre lot & 1-3.9 acre lot for single-family homes. Each lot will have 25' of frontage where 200' is required. A Variance was previously granted, ZO2020-00034. Seeking waivers for Wetlands, Site Specific Soils, Underground Utilities & Lot Shape.

ADMINISTRATIVE

Map 24 Lot 12-204

LOOSIGIAN, Tom – Foreman Lane – Request for Bond Reduction

Maps 16 & 23 Lot 12-105

LEMIEUX FARMS SUBDIVISION – Stagecoach Circle & Ladyslipper Avenue – Request for Bond Release and Recommendation to the Board of Selectmen for Road Acceptance

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.