



TOWN OF PELHAM

6 Village Green
Pelham, NH 03076

**REVISED
JOINT
PELHAM PLANNING BOARD & ZONING BOARD OF ADJUSTMENT
MEETING AGENDA**

July 20, 2015

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

7:00 p.m

Call meeting to order

JOINT HEARING

PB Case #
PL2015-00012
ZBA Case #
ZO2015-00011 &
ZO2015-00012
Map 7 Lot 4-182

YELLOW WOOD LAND HOLDING, LLC c/o Blake Clark, Manager – Yellow Wood Drive - Applicant is seeking from the Board of Adjustment a **Variance** concerning **Article II Section 307-6 (10) & Article XV, Section 307-106(B)(1)** (BOA Case #ZO2015-00011) of the Zoning Ordinance to permit lots in a conservation subdivision to have frontage on a private road (the interior road of the proposed conservation subdivision). Also seeking a **Variance** concerning **Article XV, Section 307-102** (BOA Case #ZO2015-00012) of the Zoning Ordinance to permit the Planning Board to allow a density offset of one (1) lot in addition to the density offset of 20% (of lots demonstrated on the yield plan). In this case, the yield plan generates six (6) lots. The 20% density offset allowed by ordinance by the Planning Board would increase this to 7.2 lots. This variance request would authorize the Planning Board to permit a density offset of one (1) more lot in addition to the 20% density offset permitted by ordinance, permitting up to eight (8) lots in the proposed conservation subdivision

Applicant is also seeking from the Planning Board a **Special Permit** to approve the Yield Plan for a proposed Conservation Subdivision of the above referenced lots. Full application for conservation subdivision will follow once Special Permit and density is established. (PB Case #PL2015-00012)

PB Case #
PL2015-00013
ZBA Case#
ZO2015-00013
Maps 15 & 22 Lots 8-
86, 88 & 89

BROOKWOOD REALTY GROUP, LLC – off Tina Avenue, 10 Tina Avenue & 15 Tina Avenue - Applicant is seeking from the Board of Adjustment a **Variance** concerning **Article IV & V, Sections 307-16 & 307-18** of the Zoning Ordinance to permit the temporary use of a property to store non-hazardous materials such as steel and other construction materials and to re-grade an area less than 2 acres. The closest of the stored materials is 500'+ from the end of Tina Avenue. (ZBA Case #ZO2015-00013)

Applicant is also seeking from the Planning Board a **Site Plan review for a change of use**. (PB Case #PL2015-00013)

ADJOURNMENT OF JOINT MEETING

PELHAM PLANNING BOARD AGENDA

Call meeting to order

PLANNING DIRECTOR'S PROJECT UPDATES

ADMINISTRATIVE **DRACO HOMES (LUSSIER, Gerald L. & DOOLEY, Douglas F.)** – Hawk Ridge Road Subdivision
– Request for Bond Release

MINUTES June 15, 2015

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.