



TOWN OF PELHAM

6 Village Green
Pelham, NH 03076

PELHAM PLANNING BOARD
MEETING AGENDA, Revised Dec. 17, 2021
December 20, 2021

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

7:00 p.m.

Meeting called to order

MINUTES

December 06, 2021

PUBLIC HEARING

Notice is hereby given in accordance with RSA 675:3-7, the Pelham Planning Board will hold its first (and potentially only) public hearing to discuss zoning amendments proposed for the 2022 Town Meeting. This first public hearing shall take place on **December 20, 2021 at 7:00 pm** at the **Pelham Town Hall, 6 Village Green, Pelham, New Hampshire**. The proposed amendments are described as follows:

1. Pelham Planning Board DRAFT zoning change to add language throughout the ordinance to show where Workforce Housing is permitted and to allow it by means of a Conditional Use Permit. Changes are proposed in ***Article II, Section 307-6, Definitions; Article III, Section 307-12, Table 1 – Table of Dimensional Requirements; Article XII, Sections 307-74;***
2. Pelham Planning Board DRAFT zoning change to amend ***Article XII, Special Exceptions*** to allow attached Accessory Dwelling Units to be allowed by means of a Conditional Use Permit issued by the Zoning Administrator rather than by a Special Exception obtained by the Zoning Board of Adjustment.

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

NEW BUSINESS

PL2021-00034

Map 15 Lot 9-38

ALBERTSON, Dolores – 15 Kens Way – Proposed 3-lot subdivision of an approximately 5-acre property, leaving the existing lot with a single-family home on 2.5+ acres and creating two 1+ acre lots with frontage on a private road. Previous Variance granted for frontage and accesses from private road, ZO2021-00029

PL2021-00035

Map 18 Lot 12-16

MAKO DEVELOPMENT, LLC – Beechwood Road Ext. (Salem, NH) - Conceptual discussion for proposed subdivision of a 20+ acre property accessible from Beechwood Road in Salem, NH. Proposing to create 15 lots ranging from 2+ acres to 1-acre for single-family homes.

PL2021-00036

Map(s) 7 & 8

Lot(s) 9-94, 9-95, 9-96-1 & 9-135-3

MENDES, David – Hayden Road – Conceptual discussion for proposed consolidation of pre-existing lots and subdividing into a 15 lot subdivision on Hayden Road.

ADMINISTRATIVE

Map 14 Lot 3-81

61A Nashua Road Landholdings LLC c/o Robert Peterson – Request for Bond Release

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.