



TOWN OF PELHAM

6 Village Green
Pelham, NH 03076

PELHAM PLANNING BOARD MEETING AGENDA

May 16, 2022

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

7:00 p.m.

Meeting called to order

MINUTES

May 2, 2022

OLD BUSINESS

Case PL2022-00006
Map 18 Lot 12-16

Mako Development, LLC – Beechwood Road Extension (from Salem) – Seeking Planning Board approval of 15-lot subdivision to be built with no road access from the town of Pelham. The proposed access will be from Beechwood Road in Salem, NH.

Case #PL2022-00009
Map(s) 7 & 8 Lot(s) 9-94 & 9-95,
9-96-1, 9-135-3

MENDES, David – 51 Hayden Road – Seeking approval to consolidate 4-lots and then to re-subdivide into 15 single-family lots.

NEW BUSINESS

PL2022-00019
Map 16 Lot 13-99

Brengio Realty Trust – 1 St. Margaret's Drive – Seeking approval of Special Permit for newly constructed replacement 3-family building conversion to a condominium form of ownership.

Case #PL2021-00006(2)
Map 22 Lot 8-117

SBJ Land Holdings – 13 Main Street – Request for 120-Day Extension of Approval for: Site Plan & Conditional Use Permit to construct a proposed 60' x 80' Commercial Building along Main Street and construction of one 6-Unit Residential Building in the Mixed Use Zoning District (MUZD). Original approval was May 17, 2021, applicant needs more time to meet conditions of approval.

PL2022-00017
Map 29 Lot 7-268

155 Bridge Street, LLC – 155 Bridge Street (Citizens Bank) – Seeking approval of a Site Plan Application to bring the parking access aisle, and accessible route into the building, into compliance with the 2010 Americans with Disabilities Act (ADA). The current slopes are well above 2%.

PL2022-00018
Map 22 Lot 8-85

GENDRON Pat & Kim (Owner) and Reno Properties (Applicant) – 579 Bridge Street – Seeking review & comments of a Conceptual Plan showing 2 phases. Phase I is a 66-unit apartment building, each with 2 bedrooms, consisting of 13 Workforce Housing units and 53 Market Rate units. Phase II to be commercial uses, to be developed at a later date. ZBA Variance Case #ZO2021-00001-CR granted Feb. 14, 2022.

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.