



TOWN OF PELHAM

6 Village Green
Pelham, NH 03076

PELHAM PLANNING BOARD MEETING AGENDA

January 4, 2024

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

7:00 p.m.

Meeting called to order

PLEDGE OF ALLEGIANCE

MINUTES

December 18, 2023

PUBLIC HEARING

Notice is hereby given in accordance with RSA 675:3-7, the Pelham Planning Board will hold two public hearings to discuss zoning amendments proposed for the 2024 Town Meeting. This first public hearing shall take place on **Thursday, January 4, 2024, and the second public hearing will take place on Thursday, January 18, 2024. Both hearings will be held at 7:00 pm** at the Pelham Town Hall, 6 Village Green, Pelham, New Hampshire. The proposed amendments are described as follows:

1. To amend Pelham Zoning **Article III Section 307-10 Off-street parking and driveways** to add the following language: *Multifamily, Workforce Housing, and Age Restricted Housing buildings with four (4) or more units per building shall provide additional off street parking in the visitor / occupant area with EV car charging stations based on a minimum of twenty-five percent (25%) of the units in the building.*
2. To amend Pelham Zoning **Article III Section 307-13 Additional Lot Size and Street Access Requirements** to amend the current language as follows (new language italicized, language being removed, stricken): Every new *multi-family lot*, and workforce housing parent lot ~~in the residential district~~ shall contain 217,800 contiguous square feet of non-wetlands. *For septic loading calculations, non-contiguous lots separated by a wetland or stream shall be treated as two (2) or more individual parcels. The total number of units shall be split up and built on each part of the parcel based on the square footage of the contiguous non-wetland area of each part of the parcel.*
3. To add a new article to Pelham's Zoning Ordinance **Article IX Age Restricted Housing Ordinance** to provide important needed housing opportunities for seniors in Pelham and to recognize the need for granting provisions whereby appropriate housing alternatives may be provided for seniors fifty-five (55) years of age and over.

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

NEW BUSINESS

PL2024-00004
Map 42 Lot 10-246

KASSIS, Charbel / Vape Vibes (applicant), MZL REALTY TRUST, LLC
(Owner) – 10 Bridge Street - Seeking minor Site Plan Review to add a retail store (Vape Vibes) on the second floor of an existing building.

PL2024-00001
Map 23 Lot 8-17

GIRL SCOUTS OF EASTERN MA (owner) - MURTAGH, Tom (applicant) – 702 Bridge Street - Seeking Site Plan review for construction of a Clivus Building with the dimensions of 18'3" x 13'4", the building will have naturally composting bathrooms. This will match the existing Clivus Building on site.

PL2024-00002
Map 16 Lot 13-125-17

McCARTHY, Robert J. – 7 A&B Burrow Lane (private drive off Surrey Lane) - Seeking approval of a Conditional Use Permit for a 998 sq. ft. 2-bedroom detached ADU (Accessory Dwelling Unit) with an attached 1-car garage on a previously undeveloped lot that is also proposed to have a 3-bedroom house. The ADU will be addressed as 7A Burrow Lane and the main house will be 7B Burrow Lane.

PL2024-00003
Map 35 Lot 6-31

CREST PROPERTIES, LLC – 1 Willow Street - Seeking Site Plan review to remove 4 parking spaces in the center of the parking lot to facilitate a smoother entry and exit from Willow Street Plaza, the removal of parking spaces does not include any handicapped spaces.

PL2023-00039
Map 21 Lot 3-76-17

WOJCIK, Randy – 10 Colonial Drive - Seeking approval of a Conditional Use Permit for a 1-bedroom detached ADU on the 2nd floor of an existing garage. The total square footage for the ADU is 546 sf. Also, seeking a Waiver from Article XII, Section 307-73 G (1) of the Zoning Ordinance concerning the minimum lot size requirement for Detached Accessory Dwelling Units, the subject lot consists of 1.31 acres where 1.5 acres is required.

PL2024-00005
Map 23 Lots 12-98, 12-99-4, 12-99-5

Triple Crown Homes, LLC – Kinnal Avenue - Seeking approval to Consolidate 3 lots and Re-Subdivide into 10 lots.

BOARD MEMBERS /
PLANNING DIRECTOR UPDATES

Updates, if any

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.