



TOWN OF PELHAM

6 Village Green
Pelham, NH 03076

**AMENDED
PELHAM PLANNING BOARD
MEETING AGENDA**

January 21, 2016

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

7:00 p.m

Call meeting to order

PUBLIC HEARING

Notice is hereby given in accordance with RSA 675:3-7, the Pelham Planning Board will hold its second of two public hearings to discuss zoning amendments proposed for the 2016 Town Meeting. This public hearing shall take place on **January 21, 2016 at 7:00 pm** at the **Pelham Municipal Center, 6 Village Green, Pelham, New Hampshire**. The proposed amendments are described as follows:

1. Changes to the Pelham Zoning Ordinance, Article V-I Mixed-Use Zoning Overlay District,(MUZD):
 - a. Section 307-25-3, Table of Uses – Elimination of “Townhouses” from the Allowed Uses column and the elimination of the entire Prohibited Uses column and move the words “Any Uses Not Listed Under Allowed Uses Are Prohibited Uses Within The MUZD” to the Allowed Uses column.
 - b. Section 307-25-6, Setbacks - Increasing building setbacks from ten (10) feet to fifteen (15) feet
 - c. Section 307-25-7, Building Height – Decreasing maximum building height from forty (40) feet to thirty (30) feet
2. Changes to the Pelham Zoning Ordinance, Article XV Residential Conservation Subdivision By Special Permit:
 - a. Move language describing the requirement for the establishment of a Home Owners Association from 307-102, Density Offsets to Article 307-97 which had been reserved for future amendments.
 - b. Section 307-95, Application Procedure – Add the requirement that all applicants must submit a conceptual Conservation Subdivision plan as part of their yield plan submittal
 - c. Section 307-100, Parcel Requirements – Increase the minimum parcel size for a Conservation Subdivision from ten (10) acres to fifteen (15) acres.
 - d. Section 307-102, Density Offsets – Add “Sidewalks” and “Connectivity to a water system operated by Pennichuck East or its successor” to the list of project features that can qualify for density offsets at the discretion of the Planning Board
 - e. Section 307-103, Standards for Approval – Add requirement that impacts to existing neighborhoods shall not exceed those of a conventional subdivision, the Town must not have additional costs than it would in a conventional subdivision, and the protection of existing trail systems.
 - f. Section 307-106 General Requirements – HOA docs must include a restriction on private irrigation wells where a community water system supplies drinking water, Roads may be private and can count towards a density offset, and existing trail connectivity must be protected and entirely within the project parcel

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

PUBLIC MEETING

Pelham Planning Board to vote to approve the new High School Impact Fee. The public hearing took place on January 4, 2015. Once the Planning Board approves the new High School Impact Fee it will be scheduled for a regular meeting of the Board of Selectmen and upon their approval the new impact fee shall become effective. (NOT A PUBLIC HEARING)

OLD BUSINESS

PB Case # **52 WINDHAM ROAD, LLC** - 52 Windham Road - Special Use Permit and Site Plan Review for
PL2015-00016 proposed mixed use development consisting of a 1500sf retail building and 15 townhouse
Map 22 Lot 8-130 condominium units in the Mixed Use Overlay District

PB Case # **SESTON, Carolyn** – Sherburne Road & Mammoth Road – Seeking a Special Permit to approve
PL2015-00021 yield plan for proposed conservation subdivision (Note: Full application for conservation subdivision
Map 39 Lot 1-51-1 will follow once Special Permit and density is established)

ADMINISTRATIVE

Map 16 Lot 13-85 **PETERSEN BUILT HOMES** - Paradise Estates - Request for bond reduction

MINUTES January 4, 2016

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.