



# TOWN OF PELHAM

6 Village Green  
Pelham, NH 03076

## PELHAM PLANNING BOARD MEETING AGENDA

January 5, 2023 (Thursday) REVISED 01/04/2022

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

7:00 p.m.

Meeting called to order

### PLEDGE OF ALLEGIANCE

### MINUTES

December 19, 2022

### PUBLIC HEARING

Notice is hereby given in accordance with RSA 675:3-7, the Pelham Planning Board will hold a second public hearing to discuss zoning amendments proposed for the 2023 Town Meeting. This public hearing shall take place on Thursday, January 5, 2023, and 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 VII Section 307-41 Special Provisions* to increase residential and commercial septic leach field setbacks from wetland areas from 25 feet to 50 feet from poorly drained soils and from 50 feet to 75 feet from very poorly drained soils. These changes are consistent with the State of New Hampshire Code of Administrative Rules (Env-Wq 1008.04).
2. To add a new article to Pelham's Zoning Ordinance *Article TBD Solar Ordinance* to permit the regulation of solar energy systems and to support solar energy system usage. This ordinance will allow residential roof top solar installations less than 15KW to be permitted by right in all zoning districts and ground mounted solar systems that are 15KW or less, and five hundred square feet or less will not require Planning Board approval. Any commercial solar energy systems would require application to the Planning Board for Site Plan Review as well as a Conditional Use Permit. All solar energy systems shall obtain building and electrical permits prior to installation.
3. To add a new article to Pelham's Zoning Ordinance *Article TBD Natural Resources Management Ordinance* to promote and ensure the orderly development of land within the Town of Pelham to promote public health, safety, and welfare of its residents and to ensure for the future population of the town that essential municipal services, transportation/roads, and clean water are available and will have sufficient capacity and quality to accommodate new and future development.

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](http://www.pelhamweb.com) on the Planning Department and Planning Board pages.

### OLD BUSINESS

PL2022-00031  
Map 38 Lot 1-109

Cedar Crest Development, LLC (Applicant), Eleanor Burton Revocable Trust (Owner)  
– 243 Sherburne Road – Seeking approval of a \*3 lot subdivision (previously 4 lot subdivision) consisting of 3 single-family/duplex lots accessible from Sherburne Road.

### NEW BUSINESS

**\*\* NO NEW BUSINESS \*\***

### DISCUSSION

*Discussion of proposed Sherburne Road Area Temporary Growth Management Ordinance*

### ADMINISTRATIVE 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.