



TOWN OF PELHAM

6 Village Green
Pelham, NH 03076

REVISED (2) PELHAM PLANNING BOARD MEETING AGENDA

May 15, 2023

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

7:00 p.m.

Meeting called to order

PLEDGE OF ALLEGIANCE

MINUTES

May 1, 2023

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.
**** Applicant has requested continuance to June 5, 2023**

**PL2022-00040
Map 22 Lot 8-85**

GENDRON, Patrick & Kim – 579 Bridge Street - Seeking approval to subdivide into 2 lots. The existing house will remain on 14 acres, and a 65-unit apartment building is proposed on the remaining 30.5 acs for which a separate Site Plan application has been submitted.

**PL2022-00041
Map 22 Lot 8-85-1**

BRIDGESIDE COMMONS, LLC – 579 Bridge Street - Seeking Site Plan review for a 65-unit apartment building on a 30.5 acre parcel subdivided off of the parent lot where the existing house will remain on 14 acres.

NEW BUSINESS

**PL2023-00013
Map 31 Lots 11-302, 11-303, 11-304**

ROY, Robert & Cynthia – 12 Berthel Lane **and STUPACK, Gregory** – 22 Berthel Lane - Seeking approval of a Lot Line Adjustment to split lot 11-303, giving lot 11-302 3,400 sq.ft. for a total of 10,300 sq.ft./0.24 acres & giving lot 11-304 3,300 sq.ft. for a total of 18,100 sq.ft./0.42 acres.

**PL2023-00014
Map 23 Lots 12-98, 12-99-4, 12-99-5**

TRIPLE CROWN ESTATES – Kinnal Ave – Conceptual discussion of a proposed 10 lot subdivision.

**PL2023-00015
Map 38 Lots 1-133-1, 1-131**

Garcia, Donald Jr. – 7 Spaulding Hill Road **and GARCIA, Donald Jr. & Arlanna** – 15 Spaulding Hill Road - Seeking approval of a Lot Line Adjustment to add 18,477 sq.ft. from lot 1-133-1 to lot 1-131 for a total of 2 acres, resulting in adequate land for a duplex, and leaving lot 1-133-1 with 2.77 acres with the existing ~~duplex~~ **single family house**.

BOARD MEMBERS / PLANNING DIRECTOR UPDATES NON-PUBLIC SESSION

Updates, if any

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.