



TOWN OF PELHAM

6 Village Green
Pelham, NH 03076

REVISED PELHAM PLANNING BOARD MEETING AGENDA

January 18, 2024

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

7:00 p.m.

Meeting called to order

PLEDGE OF ALLEGIANCE

MINUTES

January 4, 2023

PUBLIC HEARING

Notice is hereby given in accordance with RSA 675:3-7, the Pelham Planning Board will hold a public hearing to discuss zoning amendments proposed for the 2024 Town Meeting. This meeting shall take place on **Thursday, January 18, 2024, 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 307-13 Additional Lot Size and Street Access Requirements* to amend the current language as follows (new language italicized, language being removed, stricken): Every 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 areas separated by a wetland or stream shall be treated separately. 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 area of the parcel. (This is the 2nd Public Hearing for this item)

2. 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. (This is the 2nd Public Hearing for this item)

3. To amend Pelham Zoning *Article VIII Floodplain Development Ordinance, Sections 307-45, 307-46, & 307-47* as necessary to comply with requirements of the National Flood Insurance Program. (This is the 1st and potentially only Public Hearing on this item).

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.

CONTINUED

PL2023-00036

Map 32 Lots 1-139, 1-140, 1-142

ROGER MONTBLEAU 2021 REVOCABLE TRUST – Spaulding Hill Road - Seeking approval of a Lot Consolidation and Subdivision Plan for a 24 lot, single-family Conservation Subdivision (Montcalm Estates). The subdivision will have individual septic systems and a community water supply system.

**** Applicant has requested a 30 day continuance**

ADMINISTRATIVE

Map 2 Lot 5-75

Parkside Drive - Seeking Planning Board's recommendation to the Board of Selectmen regarding the acceptance of Parkside Drive.

Map 1 Lot 5-107-3

9 A,B,C Dick Tracy Drive – Request for Bond reduction

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.

Revised 01/09/2024