



TOWN OF PELHAM

6 Village Green
Pelham, NH 03076

REVISED PELHAM PLANNING BOARD MEETING AGENDA

December 19, 2022

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

7:00 p.m.

Meeting called to order

PLEDGE OF ALLEGIANCE

MINUTES

December 5, 2022

OLD BUSINESS

PL2022-00034
Map 35 Lot 6-91

Taylor, Michael – 32 Leonard Drive – Seeking approval of a Site Plan for a ground mounted solar array, consisting of 20 modules in 2 rows measuring 2' x 6' each for a total of 400 sq. ft.

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

PL2022-00042
Map 38 Lot 1-156

Cedar Crest Development, LLC (Applicant), Eleanor Burton Revocable Trust (Owner) – (No street address) Sherburne Road - Conceptual discussion of waterline extension through future proposed subdivision.

PL2022-00035
Map 16 Lot 9-12-1

Aubrey, Randy & Kimberly – 8 Sandy Circle - Seeking approval of a Conditional Use Permit for a 2-bedroom Accessory Dwelling Unit located on the second floor of a new proposed detached 3 stall garage, on a 2.2 acre property.

PL2022-00038
Map 14 Lot 3-51

Welch, Matthew – 33 Brookview Drive - Seeking approval of a Site Plan for a Light Industry/Light Manufacturing General Home Occupation in the Residential District, Special Exception approved by the Zoning Board of Adjustment on October 17, 2022.

PL2022-00040
Map 22 Lots 8-39 & 8-85

Corbin, Lisa – 655 Bridge Street and **Gendron, Patrick & Kim** – 579 Bridge Street - Seeking approval of a lot line adjustment between Map 22 Lots 8-39 and 8-85, and to subdivide lot 8-85 into 2 lots. The existing house (on Lot 8-85) will remain on a 14 ac lot, 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 ac parcel subdivided off of the parent lot where existing house will remain on 14 acs.

ADMINISTRATIVE

PL2022-00039
Map 24 Lot 12-75

PULTAR, Lisa & Shawn – Little Island Park – In accordance with RSA 674:41, Planning Board to review, and provide comment to the Board of Selectmen and applicant, to seek Board of Selectmen approval to allow a building permit on a Private Road.

Map 32 Lots 1-146, 148, 149

Skyview Estates LLC, Phase I – Request for Bond Release

Map 7 Lots 9-135, 9-135-1, 9-135-3, 9-135-11 **Wildwood Estates – Request for Bond Reduction**

Map 1 Lot 5-107-3

Murphy, Peter – 9 Dick Tracy Drive Bond Reduction

BOARD MEMBERS /

Updates, if any

PLANNING DIRECTOR UPDATES

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.