

**Draft Zoning Changes for the 1<sup>st</sup> Planning Board Public Hearing**  
**December 5, 2022**  
**Proposed new wording in red, eliminated text strikethrough**

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**307-13 Additional Lot Size and Street Access Requirements**

[Added 3-4-75 by ballot by the ATM, Art. 4; amended 3/95 ATM; Amended March 8, 2005 ATM; Amended March 13, 2007 ATM, Art. 2, Amended March 8, 2022 ATM Art. 2]

The intent is to provide for an area that accommodates the building site including all utilities, water supply, sewage disposal for on-site septic tanks and leach fields, drainage retention, slope stabilization and safe lot access. This area shall include both a primary and an alternate leach field location. [Amended ATM March 13, 2007]

A. Lot Size requirements

In addition to meeting the minimum lot size Area Requirements of Section 307-12 of the Pelham Zoning Ordinance, every new single-family lot approved by the Planning Board, **after the effective date of this amendment**, shall contain a 35,000 contiguous square feet non-wetland area. Every new two-family lot approved by the Planning Board, **after the effective date of this amendment**, shall contain 55,000 contiguous square feet of non-wetland area. Every new Workforce Housing Parent Lot in the residential district shall contain 217,800 contiguous square feet of non-wetlands. ~~WCD set back areas may be counted in the computation of the 35,000, 55,000, and 217,800 square foot requirements.~~ The following land **shall not** be counted in the computation of the required minimum 35,000, 55,000, and 217,800 contiguous square feet non-wetland area requirements: [Amended ATM March 13, 2007, Amended ATM March 8, 2022]

1. Land areas containing poorly or very poorly drained soils as defined by the Site Specific Soils Mapping Standards for New Hampshire and Vermont or such subsequent version as adopted by the Planning Board. [Amended ATM March 13, 2007]
2. Land areas having a pre-existing naturally occurring slope in excess of twenty percent (20%). [Amended ATM March 13, 2007]
3. Land areas located within Recreation, Conservation and Agricultural Districts. [Amended ATM March 13, 2007]
4. Land areas located outside the geographic boundaries of the Town of Pelham. [Amended ATM March 13, 2007]
5. Land areas that would be flooded by the 100 year flood as defined by Flood Insurance Maps prepared by the Federal Flood Insurance Administration. [Added by ballot ATM March 13, 2007]
6. Land areas located within any high-tension electricity or high-pressure gas utility line easement (areas located on opposite sides of any high- tension electrical easement shall not be considered contiguous for the purposes of this section). [Added by ballot ATM March 13, 2007]
7. Land areas wherein ledge and bedrock are not covered with a minimum of at least ~~two~~ **four** feet of pre-existing naturally occurring non-wetland soils (soils not classified as poorly drained or very poorly drained soils as defined by Site Specific Soils Mapping Standards for New Hampshire and Vermont) unless contradicting evidence is provided by the engineer. This ~~2~~ **four-foot** requirement is intended to minimize erosion and landslides by absorbing and slowing runoff. [Added by ballot ATM March 13, 2007]

**8. Wetland Conservation District set back areas.**

B. Street Access Requirements: [Added by ballot ATM March 13, 2007]

1. All one and two family lots approved by the Pelham Planning Board, **after the effective date of this amendment**, must have 200 continuous feet of frontage on either a State of New Hampshire maintained highway or a Town of Pelham Class V or higher street(s) that was in existence on March 14, 2007, or on a new street(s) approved by the Planning Board and accepted by the Town of Pelham after March 13, 2007, but only if the new street(s) is directly accessible to police, fire, medical emergency and school transportation vehicles, without those vehicles first having to leave the corporate limits of the Town of Pelham.
2. The Planning Board shall not approve any new subdivision street or any elderly housing complex driveway, if the new street or driveway would not be directly accessible to police, fire, medical emergency or school transportation vehicles without those vehicles first having to leave the corporate limits of the Town of Pelham.

C. Application: [Added by ballot ATM March 13, 2007]

The changes to the Pelham Zoning Ordinance approved by the 2007 Annual Town Meeting Hall only apply to new lots approved by the Planning Board after the statutory effective date of the changes.