



TOWN OF PELHAM

6 Village Green
Pelham, NH 03076

PELHAM PLANNING BOARD MEETING AGENDA

January 22, 2018

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

7:00 p.m

Call meeting to order

2nd PUBLIC HEARING ON PROPOSED ZONING AMENDMENTS

The proposed amendments are described as follows:

1. DRAFT changes to the Pelham Zoning Ordinance, *Article IX Elderly Housing*;

Adds the following requirement to section 307-51, *Requirements for complex*:

G. Each Elderly Housing complex shall provide not less than 10% of the buildable land (as described in 307-52) as open space for use by the residents for outside social and/or recreational purposes and shall be independent from the small areas of land located between units and those areas required for buffer(s).

2. DRAFT changes to the Pelham Zoning Ordinance, **Article IV Residential Conservation Subdivision by Special Permit**;

Amends 307-98, *Definitions*, and 307-102, *Density Offsets* to eliminate all criteria for potential density offsets except for the provision of Workforce Housing as defined in 307-98.

Amends 307-106, *General Requirements*, C and D, as follows:

C. All conservation subdivisions shall be served by a community water system managed by a third-party entity with demonstrated expertise in the management of such water systems. All applicants must demonstrate to the Planning Board's satisfaction that their Homeowner's documents prohibit residents from drilling private irrigation wells.

D. Roads constructed as part of a conservation subdivision may be private roads at the discretion of the Planning Board.

The full text of all proposed amendments is available from the Planning Department at (the Municipal Center) Town Hall, 6 Village Green during normal business hours and from the Town of Pelham website at www.pelhamweb.com on the Planning Department page.

MINUTES

December 18, 2017

January 4, 2018

OLD BUSINESS

PB Case #PL2017-00022
Map 17 Lot 12-232

CROTEAU REV. TRUST c/o Arthur Croteau -9 Ledge Road – Site Plan Review to permit the construction of an addition to the existing 60'x80' service garage, permit the construction of a 30'x80' pole barn and to re-organize and add some additional parking.

PB Case#PL2017-00023
Map 18 Lot 12-15-1

HARRIS POND LANDHOLDINGS, LLC – 363 Gage Hill Road – Proposed 3 Lot Subdivision.& Seeking Special Permit for well locations & minor WCD encroachment for driveway turnaround

NEW BUSINESS

PB Case #PL2017-00020
Map 31 Lot 11-33

Charles M. Kleczkowski, Jr. (Owner) American Towers, LLC (Applicant) – Spring Street Off - Site Plan Review for a proposed 150' monopole and associative facilities, also seeking Special Permit to access drive through wetland buffer.

PB Case #PL2018-00001
Map 1 Lot 5-124

HEBERT, Christopher – Mammoth Road - Site Plan Review of Proposed 29 Unit Elderly Housing Community and Seeking a Special Permit for WCD Crossing for Grading and Drainage.

PB Case #PL2018-00002
Map 22 Lot 7-1

DEBORAH ANN TRUST – 9 Atwood Road - Proposed 13 Lot Conservation Subdivision with 1 Open Space Lot and Also Seeking a Special Permit for the Conservation Subdivision and WCD Impact.

PB Case #PL2018-0003
Map 35 Lot 10-351 & Map 41 Lot 10-312

DHB HOMES, LLC (applicant) / FINEMAN, Neil (owner) – 48 Currier Road & 56 Bridge Street – Special Permit application for a yield plan to show a conventional subdivision of 41 lots to determine the base density for a conservation subdivision\

PB Case #PL2018-0004
Map 3 Lot 5-174

HARRIS, John, HARRIS, George Jr., HARRIS, George III – off Shelly Drive – Seeking a Special Permit for WCD Impact for Construction of Driveway

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.