

**Town of Pelham, NH
Pelham Conservation Commission
6 Village Green
Pelham, NH 03076-3723**

SITEWALK OF 01/14/23

APPROVED 03/08/23

Members Present:

Al Steward, Paul Gagnon,
Christine Kamal (alt), David Abare,
Ken Stanvick (CC and ZBA member)

Members Absent:

Karen Mackay, Mike Gendreau
Kara Kubit (alt.), Lisa Loosigian
Scott Bowdin

ZBA Members:

Jim Bergeron, David Wing,
Jeff Ciara, Ken Stanvick (CC and ZBA member),
Jason Goucher, Matt Welch

Applicant:

Vincent Bonugli

Map 22 Lot 8-26	160 Main Street – Zoning Board of Adjustment (ZBA) asked for Conservation opinion regarding the building of a garage within the WCD – Site walk will be run by the ZBA
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BONUGLI, Vincent – 160 Main Street – Map 22 Lot 8-26 - Seeking a Variance concerning: Article VII Section 307-37 & 307-39 & Article III Sections 307-8 C & 307-12, Table 1 of the Zoning Ordinance to permit: A 18'10" x 48'4" addition that consists of a garage with living space above, on a lot with less than 1 acre and less than 200' of frontage, that encroaches on the WCD and lot line setbacks. The building is proposed 26.1' from the front property line where 30' is required and the right rear corner of the proposed building is 14.6' from the side lot line where 15' is required and 44.7' from the edge of wetland where 50' (WCD) is required.

This site walk was conducted by the ZBA and began at 9:10 a.m. Conservation Commission members were invited to view the site and express their opinions about a portion of the garage being built within the WCD. Five members of Conservation attended the site walk thus achieving a quorum and a joint meeting was run. Mr. Steward, the chair, appointed Ms. Kamal as a voting member, of Conservation, for the site walk.

The applicant explained his request for a variance. The applicant agreed to reduce the width of the garage from 24 feet to 20 feet in order to make the side line setbacks. Members of

Conservation and ZBA walked the area to see the location of the markers from the lot survey and the condition of the WCD. Mr. Gagnon requested the applicant allow the area within the WCD to revert to a natural condition (see attachment: aerial photo). The area within the WCD should not be mowed and vegetation should not be cut. Conservation members voted on the WCD impact while at the site in order to express their formal opinion to ZBA.

Motion: (Gagnon/Abare) to recommend the variance be granted, as far as the 5 foot incursion into the WCD, if the applicant agreed to stop mowing the WCD and allow the area to revert to a wild state.

Vote: 5-0-0 in favor

Site walk adjourned at 9:25 a.m.

Respectfully Submitted,

N. Al Steward
Conservation Chair
14 January 2023

Ms. Mackay edited these site walk minutes to the Conservation Commission standard format.
Content was not edited.

Attachment: Aerial Photo

The area to be allowed to revert to natural conditions is all of 160 Main Street south of a line (shown in red-orange on the view below as figure 1) from the northeasterly corner of the property westerly to the easterly end of the white post and rail fence. Additionally the applicant ask if it would be acceptable to install a fence on this line. Conservation agreed but encouraged the applicant to use native natural flora such as Arborvitae.



Figure 1: Overhead View of 160 Main Street Pelham