



TOWN OF PELHAM

6 Village Green
Pelham, NH 03076

ZONING BOARD OF ADJUSTMENT AGENDA

September 19, 2022

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

7:00 p.m.

Meeting called to order

PLEDGE OF ALLEGIANCE

MINUTES

August 8, 2022

RECONSIDERATION OF ZBA DECISION

ZO2022-00017
Map 41 Lot 6-137

VEILLETTE, Brian T. & Nancy L. – 8 Pulpit Rock Road – RECONSIDERATION OF THE VOTE THAT WAS TAKEN ON AUGUST 8, 2022 concerning: Planning Board decision rendered on 6-20-2022 in case #PL2022-00023, regarding the minor site plan review to request a change in the hours of operation and to allow wood splitting on site, also a review of the code enforcement officers decision relating to the interpretation and enforcement of the provisions of the Zoning Ordinance. *Per New Hampshire Revised Statutes Annotated, Chapter 677, request for reconsideration of Zoning Board decision rendered on August 8, 2022 requested by David Hennessey, Chairman of the Zoning Board of Adjustment.*

REQUEST FOR RE-HEARING

ZO2022-00014
Map 31 Lot 11-22

PAGE, Andrea & BILAPKA, Bruce – 49 Woekel Circle – Seeking a Variance a concerning: Article III, Sections 307-8 C and 307-12 Table 1 of the Zoning Ordinance to permit construction of a 2 stall garage 24' deep by 26' wide with a walk up storage area, on an undersized lot with no frontage, on a public way and inadequate front and side setbacks.

HEARINGS

ZO2022-00018
Map 23 Lots 11-343 & 11-344

16 Springdale Realty Trust – 16 Springdale Lane & Springdale Lane – Seeking a Variance concerning Article III, Section(s) 307-8C, 307-12, 307-12 Table of Dimensional Requirements, 307-13, 307-14 & Article VII, Section(s) 307-37, 307-39, 307-40 of the Zoning Ordinance to permit construction of a replacement Single family dwelling on Map 23 Lot 11-343 where this property is approximately 4,625 +/- sf. in size, with the new home proposed 3' off the western lot line, 1' from The Springdale Lane ROW, a 12' easterly sideline and 44' from the pond, with a proposed deck 36' off the pond, and to allow construction of a detached garage on Map 23 Lot 11-344 with the structure proposed to have a 15' westerly side lot line setback, 25' rear lot line setback, 8' to the easterly side lot line and 18' from the Springdale Lane ROW on a lot of approximately 4,342 sf. in size. Both of these lots have 0' of frontage on a Town road where a minimum lot size of 1 acre and a minimum of 200' of frontage with a minimum front setback of 30' and a 15' side/rear setback and a 50' lake side setback is required in the Residential District and to allow development of the lot in accordance with RSA:41.

ZO2022-00019
Map 24 Lot 12-75

PULTAR, Lisa & Shawn – Little Island Park – Seeking a Variance concerning Article III, Section(s) 307-12, 307-14 of the Zoning Ordinance to permit construction of a new single family dwelling on a lot of approximately 12,784 +/- sf. in size with 0' of frontage on a Town road where a minimum lot size of 1 acre and a minimum of 200' of frontage is required in the Residential District and to allow development of the lot in accordance with RSA 674:41

ZO2022-00021
Map 36 Lot 10-368-16

JOHNSON, Daniel & Jillian – 27 Brandy Lane – Seeking a Variance concerning Article VII, Section(s) 307-37, 307-39 of the Zoning Ordinance to permit property owner to add fill to improve the grade in the backyard in an area that had been previously disturbed during original construction in 1995, which encroached into the 50' WCD setback.

NON-PUBLIC SESSION

If requested in accordance with RSA 91-A:3 to discuss legal matters.

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.