



TOWN OF PELHAM

6 Village Green
Pelham, NH 03076

ZONING BOARD OF ADJUSTMENT AGENDA

March 13, 2023

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

7:00 p.m.

Meeting called to order

PLEDGE OF ALLEGIANCE

MINUTES

February 13, 2023

CONTINUED HEARINGS

ZO2023-00003
Map 6 Lot 4-175-1

PAWTUCKET ROAD LAND HOLDINGS, LLC – 32 A & B Valley Hill Road - APPEAL FROM AN ADMINISTRATIVE DECISION concerning: Article VII Wetland Conservation District, Section 307-39 Permitted Uses, of the Zoning Ordinance and the Code Compliance Official's Notice of Violation and Cease and Desist Order dated December 7, 2022 which states the owner filled in 2 jurisdictional wetlands and removed the 50 foot buffers.

ZO2023-00004
Map 15 Lot 8-66

SLAVIN, Carol A. 2013 Revocable Trust – 27 Balcom Road – Seeking a Variance concerning: Article III Sections 307-12, Table 1 & 307-13(A) of the Zoning Ordinance to permit a subdivision of applicant's existing lot containing approximately 1.58 acres into 2 lots, one lot with an existing house containing approx. 0.79 acres where 1 acre is required, and one lot proposed for new construction containing approx. 0.78 acres where 1 acre is required.

HEARINGS

ZO2023-00007
Map 10 Lot 13-73

HARRIS PELHAM INN INC. – Rte. 38/Bridge Street – Seeking a Variance concerning: Article III Section: 307-12 Table 1, Dimensional Requirements, of the Zoning Ordinance to permit: The construction of a single family dwelling on a lot for which a Variance was granted on June 9, 2014 but never exercised, containing 20,000 sq.ft. where 1 acre is required.

ZO2023-00008
Map 23 Lot 11-343

16 Springdale Lane Realty Trust – 16 Springdale Lane – Seeking a Variance concerning: Article III Section(s) 307-8C, 307-12, 307-12 Table 1, 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 a lot that is approximately 4,625 +/- sf. in size with the new home proposed 3' off the western lot line, 10' from the Springdale Lane ROW, a 12' easterly sideline setback, and 44' from Little Island Pond, with a proposed deck 36' off the pond. This lot has 0' of frontage on a town road where a minimum lot size of 1 acre and a minimum of 200' of frontage is required, with a minimum front setback of 30' and a 15' minimum side/rear setback, and 50' lake side setback is required in the Residential District.

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.