



## TOWN OF PELHAM

6 Village Green  
Pelham, NH 03076

### ZONING BOARD OF ADJUSTMENT AGENDA

April 10, 2023

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

7:00 p.m.

Meeting called to order

#### PLEDGE OF ALLEGIANCE

#### ELECTION OF OFFICERS

#### MINUTES

March 13, 2023

#### REQUEST FOR RE-HEARING

ZO2022-00018(2)  
Map 23 Lots 11-343 & 11-344

**16 Springdale Lane Realty Trust** – 16 Springdale Lane & an unaddressed lot - Rehearing of a previously denied 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.

#### 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.

**\*\*\* *Applicant has withdrawn their appeal***

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.

#### **HEARINGS**

**ZO2023-00009**  
**Map 7 Lot 4-180-22**

**GAGNON, Brett and Gagnon, Paul R. & LaGarde, Yvonne** – 24 Benoit Ave. - Seeking a Variance concerning: Article VII Section 307-39 of the Zoning Ordinance to permit removal of 3 trees located in the 50’ wetland buffer (WCD) of two different wetland areas, to facilitate the construction of a ground mounted solar array.

**ZO2023-00010**  
**Map 16 Lot 8-41-A**

**JACOBS, Robert (owner), MOSES, Jonathan & O’MALLY, Scott (applicants)** – 702 Bridge Street – Seeking a Variance concerning: Article III Section 307-7 & Article V Section 307-18, Table 2 of the Zoning Ordinance to permit operation of a firewood business in the Residential District during the hours of 9am – 2pm, Monday – Friday (no weekends). This would include the storage of logs, processing of logs into firewood, and the storage thereof. There will be no customer pick up or foot traffic, wood will be delivered direct to customer.

#### **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.**