



TOWN OF PELHAM

6 Village Green
Pelham, New Hampshire 03076-3723

BOARD OF ADJUSTMENT AGENDA

October 17, 2019

Location: PELHAM TOWN HALL 6 VILLAGE GREEN

7:00 p.m.

Call meeting to order

HEARINGS

Case #ZO2019-00021 & BRUNELLE, Joseph – 51 Priscilla Way – Map 14 Lot 3-88-7 – Seeking a Variance concerning Article XII, Section 307-74.F of the Zoning Ordinance to permit the construction of an Accessory Dwelling Unit with less than 75% common wall between the Accessory Dwelling Unit and the existing structure. AND Seeking a Special Exception concerning Article XII, Section 307—74 of the Zoning Ordinance to permit the construction of an Accessory Dwelling Unit.

Case #ZO2019-00023 RGA Land Holdings, LLC – 956 Bridge Street – Map 17 Lot 12-180 – Seeking a Variance concerning Article III, Sections 307-7, 307-12, Table 1, 307-13, and 307-14 of the Zoning Ordinance to permit the existing 10 +/- acre lot to be subdivided into four lots. The existing three family dwelling to be converted into a duplex on a 2-acre parcel with 175' of frontage on Bridge Street. The other two lots will each have 2 acres with approx. 25' of frontage. The remaining acreage will be combined with abutting property Map 17 Lot 12-184. AND Seeking a Variance concerning Article II, Section Definitions, #10 Frontage of the Zoning Ordinance to permit a new driveway to be constructed that will be shared by all 3 lots. The driveway will enter Bridge Street along the frontage of the middle lot.

Case #ZO2019-00024 LEHANE, Kevin – 79 Marsh Road – Map 28 Lot 7-135-1 – Seeking a Special Exception to permit an attached Accessory Dwelling Unit within existing space.

Case #ZO2019-00025 HOWE, Kevin – 6 Pulpit Rock Road – Map 41 Lot 6-133 – Seeking a Variance to Article III, Section 307-12 of the Zoning Ordinance to permit the commercial use of a property that has 54,285sf where 60,000sf is required and 195' of frontage where 200' is required. AND Seeking a Variance concerning Article V, Section 307-19.D. of the Zoning Ordinance to permit the operation of a car dealership within 2,000 linear feet of other dealerships.

MINUTES

September 9, 2019

ADJOURNMENT

All meetings are held at the Town Hall, 6 Village Green Pelham, NH unless otherwise noticed. Most meetings are tape-recorded. All residents 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 disabled residents. Please contact this office 72 hours in advance if you need assistance so the appropriate accommodations may be arranged.