



TOWN OF PELHAM

6 Village Green
Pelham, New Hampshire 03076-3723

BOARD OF ADJUSTMENT

AGENDA

February 10, 2020

Location: PELHAM TOWN HALL 6 VILLAGE GREEN

7:00 p.m.

Call meeting to order

HEARINGS

ZO2019-00026

MAKO DEVELOPMENT LLC – Old Gage Hill Road – Map 18 Lot 12-16 – Seeking a Variance concerning Article III, Section 307-13(B)(1) & (2) of the Zoning Ordinance to permit the subdivision of the subject parcel located at the east of Old Gage Hill Road into residential building lots from a public way located in the Town of Salem, NH known as Beechwood Road .

ZO2020-00003

WILIAMS, Bruce & Rhonda – 157 Mammoth Road – Map 39 Lot 1-49 – Seeking a Variance concerning Article II, Sections 307-6, 10-Frontage of the Zoning Ordinance to permit a 4 lot subdivision where 3 of the lots will have a shared access from the public right of way.

ZO2020-00004

RIEL, Zachary & SIROIS, Jennifer – 1 & 3 Little Island Park – Map 24 Lots 11-308 & 11-309 – Seeking a Variance concerning Article III, Sections 307-8:A, 307-12, 307-13 & 307-14 of the Zoning Ordinance to permit conversion of one non-conforming use to another. To permit structures that do not conform to the setback requirements and development of a lot that does not conform to the area and frontage requirements. To permit development of a lot that does not have the required buildable area. To permit development of a lot that does not have the required frontage on a public road.

ZO2020-00005

DANILUK, Brian – 19 Pond View Road – Map 28 Lot 2-1-6 – Seeking a Variance concerning Article VII, Section 307-39 of the Zoning Ordinance to permit the construction of a 12' x 14' shed with a 3' x 8' lean to on one side to be located within the Wetlands Conservation District buffer zone.

ZO2020-00006

C & T BEAUREGARD LAND HOLDINGS, LLC – 91 Main Street – Map 22 Lot 8-31 – Seeking a Variance to Article III, Sections 307-8.C, 307-12, Table 1 to permit the construction of two 34' x 84' buildings on an undersized lot and to allow the side setbacks to be 30'+/- on the east side of building #1 and 28'+/- on the west side of building #2 (holding existing northwest building corner) where 42' is required with a proposed building height of 21'.

MINUTES

January 13, 2020

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.