



TOWN OF PELHAM

6 Village Green
Pelham, New Hampshire 03076-3723

BOARD OF ADJUSTMENT AGENDA

December 14, 2020

Location: PELHAM TOWN HALL 6 VILLAGE GREEN

7:00 p.m.

Call meeting to order

MINUTES

October 26, 2020

November 9, 2020

HEARING(S)

ZO2020-00030

CHERICHEL, Edner & Dora – 15 Empire Road – Map 6 Lot 4-140-35 – Seeking a Special Exception concerning Article XII, Section 307-74 of the Zoning Ordinance to permit an existing unpermitted Accessory Dwelling Unit to remain.

ZO2020-00031

SURPRENANT-PIRO, Christopher & James – 83 Old Bridge Street – Map 29 Lot 7-265 – Seeking a Special Exception concerning Article II, Section 307-74 of the Zoning Ordinance to permit the existing dwelling to be converted into a Single-Family with an Accessory Dwelling Unit.

REQUEST(S) FOR REHEARING

ZO2020-00023

OUELLETTE, Lance & Laurie – 13 Gaston Street – Map 30 Lot 11-149 - Seeking a Variance concerning Article III, Sections 307-7 & 307-8,C of the Zoning Ordinance to permit the removal of a loft and roof on an existing Single-Family Home and increasing the height to accommodate a second floor consisting of 2 bedrooms and a bathroom. The Board voted to DENY the Variance. RSA 677:2 Motion for Rehearing requested by David M. Groff, Esquire on behalf of Lance & Laurie Ouellette.

ZO2020-00024

OUELLETTE, Lance & Laurie – 17 Campbell Road – Map 30 Lot 11-153 - seeking a Variance concerning Article III, Sections 307-7, 307-8, C & D of the Zoning Ordinance to permit the reconstruction of a 2-Bedroom Single-Family home on a pre-existing non-conforming lot after a fire that deemed the home a loss and non-livable and to permit the addition of a second floor. The Board voted to APPROVE the Variance. RSA 677:2 Motion for Rehearing requested by Raymond Gladu, 9 Campbell Road, Map 30, Lot 11-166.

ZO2020-00024

OUELLETTE, Lance & Laurie – 17 Campbell Road – Map 30 Lot 11-153 - seeking a Variance concerning Article III, Sections 307-7, 307-8, C & D of the Zoning Ordinance to permit the reconstruction of a 2-Bedroom Single-Family home on a pre-existing non-conforming lot after a fire that deemed the home a loss and non-livable and to permit the addition of a second floor. The Board voted to APPROVE the Variance. RSA 677:2 Motion for Rehearing requested by John Paterson, 7 Gaston Street, Map 30, Lot 11-146.

CONTINUED HEARING(S)

ZO2020-00029

PROULX, Daniel Jr. – 29 So. Shore Drive – Map 30 Lot 11-219 – Seeking a Variance concerning Article VII, Sections 307-37 & 307-39 of the Zoning Ordinance to allow the removal of a rock wall and allow the construction of a boat ramp.



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HEARING(S)

ZO2020-00032

C&E PROPERTIES UNLIMITED, LLC – off Webster Avenue / Kinnal Avenue – Map 23 Lot 12-98 – Seeking Variance concerning Article II Section Definitions, #10 Frontage and Article III, Sections 307-12, Table 1 – Table of Dimensional Requirements, 307-13B & 307-14 of the Zoning Ordinance to permit a landlocked property to become a building lot where the property will be accessed through an easement on an abutting lot (Map 23 Lot 12-99-04) where a minimum frontage of 200' is required, and to allow the driveway to be shared with the abutting lot in the Residential District.

ZO2020-00033

BEDARD, Monica – off Bedard Avenue – Map 17 Lot 12-188 – Seeking a Variance concerning Article II, Section Definitions, #10 Frontage and Article III, Sections 307-12, Table 1 – Table of Dimensional Requirements, 307-13B & 307-14 of the Zoning Ordinance to permit a landlocked property to become a building lot where the property will be accessed through an easement on an abutting lot (Map 17 Lot 12-187) where a minimum frontage of 200' is required in the Residential District.

ZO2020-00034

CROTEAU, Sharon – 10 Ledge Road – Map 17 Lot 12-184 – Seeking a Variance concerning Article II, Section Definitions #10 Frontage & Article III, Section 307-12, Table 1 – Table of Dimensional Requirements, 307-13B, & 307-14 to permit the property to be subdivided into 3 lots, one of the lots will be with the existing home and two new lots each with 25+/- feet of frontage and to allow the two new lots to be accessed from a shared driveway, where a minimum of frontage 200' is required and each home must have driveway access from where the lot has frontage in the residential district.

ZO2020-00035

GENDRON, Patrick & Kim – 579 Bridge Street – Map 22 Lot 8-85 – Seeking a Variance to Article 111, Section 307-7, Article IV, Section 307-16B and Article V, Section 307-18 of the Zoning Ordinance to permit a Workforce Housing Development in the B-5 Zone.

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.