

TOWN OF PELHAM

6 Village Green
Pelham, New Hampshire 03076-3723

BOARD OF ADJUSTMENT AGENDA

September 13, 2021

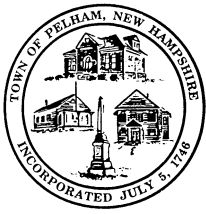
Location: PELHAM TOWN HALL 6 VILLAGE GREEN

7:00 p.m. Call meeting to order

MINUTES August 9, 2021

HEARINGS

- ZO2021-00024 BOUTWELL, Nathan** – 1406 Mammoth Road – Map 1 Lot 5-127-1 – Seeking a Variance concerning Article: III, Section: 307-12 Table 1 & Article: V, Section: 307-18 of the Zoning Ordinance to permit industrial uses to be allowed on a lot of approximately 1.7 acres in size and to allow a building to be used for industrial uses to be constructed 15' from the side lot line where a minimum of 2 acres is required and a minimum front building setback of 3X the height of a building or a minimum of 40' is required and a minimum of 2X the height or 30' for a side/rear setback as required for industrial uses & to permit uses allowed in the Industrial District to be allowed on the property known as Map 1 Lot 5-127-1 which is located in the Residential District.
- ZO2021-00025 CHEUNG, Kai & Jennifer** – 7 Wilshire Lane – Map 34 Lot 1-10-9 – Seeking a Variance concerning Article VII, Section(s) 307-37 & 307-39 of the Zoning Ordinance to permit placement of rear portion of a shed within the 50' WCD (Wetland Conservation District). The portion of the shed placed within the WCD will not have an entrance or an exit.
- ZO2021-00027 CHAREST, John** – 5 Methuen Road – Map 30 Lot 11-162 – Seeking a Variance concerning Article III, Section(s) 307-8C, 307-12 Table 1, 307-14 of the Zoning Ordinance to permit the previous construction of a pool with a surrounding deck, a gazebo, and a jacuzzi, to remain on a non-conforming lot.
- ZO2021-00022 MAGIERA, Donald** – Bridge Street (Rt. 38) – Map 10 Lot 13-2-1 & Map 11 Lot 13-3 - Seeking a Variance concerning Article(s): II & III, Section(s): 307-6 #10 & 307-13B #1, 307-14 of the Zoning Ordinance to permit a shared driveway to two lots in a location other than where the proposed lots have the required 200' of frontage and allow a shared driveway for access to these two lots.
- ZO2021-00028 CMK Equipment, LLC** – Cornstalk Lane – Map 40 Lot 6-158-14 – Seeking a Variance Concerning Article: III, Section: 307-12 Table 1 of the Zoning Ordinance to permit the new foundation to be 25' from the edge of the Right of Way where 30' is required in the residential district.
- ZO2021-00029 ALBERTSON, Dolores and M&B Investments, LLC** – 15 Kens Way – Map 15 Lot 9-38 – Seeking a Variance concerning Article: III, Section(s): 307-13 (B-1) & 307-14 of the Zoning Ordinance to permit a subdivision on one lot into three lots having their frontages and accesses on an existing private road and not a class V public road, and for one of those lots to have 198.7 ft. of frontage where 200.0 ft. is required.
- ZO2021-00030 KDS Properties, LLC** – Wildwood Road – Map 7 Lot 9-135-23 – Seeking a Special Exception concerning Article: XII, Section: 307-74 of the Zoning Ordinance to permit construction of a 1000 sf. 2-bedroom Accessory Dwelling Unit within a portion of the basement of the proposed house in an approved Conservation Subdivision.



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REQUEST FOR REHEARING

ZO2021-00023

Lebel Land Holdings, LLC – 1013 Mammoth Road – Map 7 Lot 4-188 & 5-43 – Seeking a Variance concerning Article(s) II & III, Section(s) 307-6 #10 & 307-12, 307-13A #2, 307-13B #1, 307-14 of the Zoning Ordinance to permit lot 7-4-188 to become a duplex lot with 198' of frontage where 200' is required, and to create another duplex lot 7-5-43-B with 192' of frontage where 200' is required. To allow the creation of duplex lots with a naturally occurring slope over 20%. To allow a shared driveway for access to the 3 lots and allow two of the lots to not have driveway access from where they have frontage.

NON-PUBLIC SESSION

If requested in accordance with RSA 91-A:3 to discuss legal matters.

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.