



## TOWN OF PELHAM

6 Village Green  
Pelham, NH 03076

### REVISED ZONING BOARD OF ADJUSTMENT AGENDA

December 13, 2021

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

7:00 p.m.

Meeting called to order

#### MINUTES

November 08, 2021

#### REQUEST FOR REHEARING

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. RSA 677:2 Motion for Rehearing requested by Charlene Armstrong & Kevin Edwards, 1394 Mammoth Road, Paul Gagnon, 103 Dutton Road, Mark & Russell Hilbert, 1 Industrial Drive, Unit 4, Anne Holden, 1363 Mammoth Road, Edward & David T. Lynch, 1329 Mammoth Road, James Niemaszyk, 102 Old Bridge Street, and Joan & Dana LaTour, 1412 Mammoth Road**

#### COURT ORDERED REMAND

ZO2021-00001-CR

**GENDRON, Patrick & Kim – 579 Bridge Street – Map 22 Lot 8-85 (Court Ordered Remand to review only the hardship criterion as directed by the Housing Appeals Board's decision order dated September 16, 2021) Seeking a Variance to Article III, 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. \*\*\*12/8/2021 Applicant has requested to be continued to the January 10, 2022 meeting. This case will not be heard on December 13, 2021.**

#### HEARINGS

ZO2021-00033

**SOUSA, Jose – 25 Hearthstone Rad – Map 14 Lot 3-36 – Seeking a Special Exception to Article XII, Section 307-74 of the Zoning Ordinance to permit an existing unpermitted Accessory Dwelling Unit located within the basement to remain and to bring it into compliance.**

ZO2021-00034

**NICKERSON, Gail – 84 Dutton Road – Map 36 Lot 10-368 – Seeking a Special Exception to Article XII, Section 307-74 of the Zoning Ordinance to permit construction of an Accessory Dwelling Unit attached to a single-family home.**

ZO2021-00035

**MARCHAND, Paul – 8 Mammoth Road – Map 39 Lot 6-176 – Seeking a Variance to Article III, Section 307-8C & Article V, Section 307-18R of the Zoning Ordinance to permit construction of a new convenience store to replace the existing convenience store, to relocate the new store within the existing lot, and to increase the footprint of the store.**

ZO2021-00036

**LE, Tien M. & Chau Bao – 18 Hayden Road – Map 8 Lot 9-85 – Seeking a Special Exception to Article XII, Section 307-74 of the Zoning Ordinance to permit construction of a 1-bedroom Accessory Dwelling Unit in the basement of an existing 3-bedroom single-family residence.**

**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.**