



TOWN OF PELHAM

6 Village Green
Pelham, NH 03076

Revised ZONING BOARD OF ADJUSTMENT AGENDA

February 13, 2023

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

7:00 p.m.

Meeting called to order

PLEDGE OF ALLEGIANCE

MINUTES

January 9, 2022

REQUEST FOR REHEARING

ZO2022-00024

Map 30 Lot 11-152

THISSELL, Troy - 8 Gaston Street – Seeking a Variance concerning: Article III Section 307-7, 307-12 & 307-14 & Article V Section 307.19.A of the Zoning Ordinance to permit construction of a 24' x 24' 2-story garage on a pre-existing non-conforming lot that contains 3,274 SF where 43,560 SF is required and maintains 127' of frontage where 200' is required. The garage will also have a 3' setback from Gaston Road and a 5' setback from Campbell Road where 30' is required, and an 8' side/rear setback where 15' is required. Relief is also sought to permit the construction of a free-standing garage which is not customary, secondary, or incidental to any permitted principal use.

CONTINUED HEARINGS

ZO2023-00001

Map 22 Lot 8-26

BONUGLI, Vincent – 160 Main Street – Seeking a Variance concerning: Article VII Section 307-37 & 307-39 & Article III Sections 307-8 C & 307-12, Table 1 of the Zoning Ordinance to permit: A 18'10" x 48'4" addition that consists of a garage with living space above, on a lot with less than 1 acre and less than 200' of frontage, that encroaches on the WCD and lot line setbacks. The building is proposed 26.1' from the front property line where 30' is required and the right rear corner of the proposed building is 14.6' from the side lot line where 15' is required and 44.7' from the edge of wetland where 50' (WCD) is required.

HEARINGS

ZO2023-00003

Map 6 Lot 4-175-1

PAWTUCKET ROAD LAND HOLDINGS, LLC – 32 A & B Valley Hill Road - APPEAL FROM AN ADMINISTRATIVE DECISION concerning: Article VII Wetland Conservation District, Section 307-39 Permitted Uses, of the Zoning Ordinance and the Code Compliance Official's Notice of Violation and Cease and Desist Order dated December 7, 2022 which states the owner filled in 2 jurisdictional wetlands and removed the 50 foot buffers.

ZO2023-00004

Map 15 Lot 8-66

SLAVIN, Carol A. 2013 Revocable Trust – 27 Balcom Road – Seeking a Variance concerning: Article III Sections 307-12, Table 1 & 307-13(A) of the Zoning Ordinance to permit a subdivision of applicant's existing lot containing approximately 1.58 acres into 2 lots, one lot with an existing house containing approx. 0.79 acres where 1 acre is required, and one lot proposed for new construction containing approx. 0.78 acres where 1 acre is required.

ZO2022-00018

Map 23 Lots 11-343 & 11-344

16 SPRINGDALE LANE REALTY TRUST – 16 Springdale Lane and an unaddressed lot - RE-HEARING – Seeking a Variance concerning: Article III Section(s) 307-8C, 307-12, 307-12 Table of Dimensional Requirements, 307-13, 307-14 & Article VII Section(s) 307-37, 307-39, 307-40 of the Zoning Ordinance to permit construction of a replacement single family dwelling on Map 23 Lot 11-343 where this

property is approximately 4,625 +/- sf. in size with the new home proposed 3' off the western lot line, 10' from the Springdale Lane ROW, a 12' easterly sideline and 44' from the pond, with a proposed deck 36' off the pond, and to allow construction of a detached garage on Map 23 Lot 11-344 with the structure proposed to have a 15' westerly side lot line setback, 25' rear lot line setback, 8' to the easterly side lot line and 18' from the Springdale Lane ROW on a lot of approximately 4,342 sf. in size. Both of these lots have 0' of frontage on a Town road where a minimum lot size of 1 acre and a minimum of 200' of frontage, with a minimum front setback of 30' and a 15' side/rear setback and a 50' lake side setback is required in the Residential District.

ZO2023-00006
Map 41 Lot 6-124

SHRESH REALTY TRUST, Patel, Trst Avani & Jinalben - 11 Bridge Street –
Seeking a Variance concerning: Article III Section: 307-8(c) of the Zoning Ordinance to permit: the expansion of an existing building on a lot in the Industrial Zone that has less than the required 87,120 square feet. The lot has 63,340 square feet. The purpose of the expansion is to add storage space for the storage of dry goods for sale.

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.