



TOWN OF PELHAM

6 Village Green
Pelham, NH 03076

REVISED

ZONING BOARD OF ADJUSTMENT AGENDA

August 14, 2023

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

7:00 p.m.

Meeting called to order

PLEDGE OF ALLEGIANCE

MINUTES

July 10, 2023

REQUESTS FOR REHEARING

ZO2023-00011
Map 27 Lot 2-102

HUNT, Judy & COOK, Bill (Owners), Cronin, Bisson, & Zalinsky, PC (Applicant) – 50 Hinds Lane – Requesting a rehearing of the denial of a Variance concerning: Article III Section 307-12 Table 1 of the Zoning Ordinance to permit construction of a single-family residential dwelling on an existing non-conforming lot, where the lot does not meet the minimum requirements of 43,560 sq.ft. or 200' of frontage. This parcel was recently before the Planning Board as part of a lot line adjustment, Case #PL2023-00009, where approval was granted on April 17, 2023, to add 0.19 acres from Map 27 Lot 2-101 resulting in a total of 0.32 acres.

ZO2023-00013
Map 22 Lot 8-85-1

BRIDGESIDE COMMONS, GENDRON, Patrick (Owner), & Cronin, Bisson, & Zalinsky, PC (Applicant) – 579 Bridge Street – Requesting a rehearing of the denial of an APPEAL OF AN ADMINISTRATIVE DECISION concerning: Article III General Provisions, Section 307-13A lot size requirements of the Zoning Ordinance and the Planning Board's interpretation of the Zoning Ordinance specifically, whether the provisions of the Section listed above are applicable.

ZO2023-00012
Map 10 Lot 13-167-6

PICHASACA ZARUMA, Manuel E. – 1197 Bridge Street – Requesting a rehearing of the approval of a Special Exception to Article XII Section 307-76 III of the Zoning Ordinance to permit applicant/owner to conduct his siding business from his home, with no more than 2 registered business use vehicles kept in view, and all other business-related equipment garaged or screened from neighboring view. Motion for Rehearing requested by Attorney Bernard H. Campbell on behalf of Daniel Demers, 1199 Bridge Street, Map 10 Lot 13-167-7.

HEARINGS

ZO2023-00014
Map 22 Lot 8-38

GLOOR, Scott & DEMMONS, Todd – 247 Main Street – Seeking a Variance concerning: Article III Section 307-12 Table 1 of the Zoning Ordinance to permit construction of a 998 sf. commercial building, replacing the 800 sf. original building. The front setback will be 5'6" from the property line replacing the original setback of 4'9" where 40' is required for a commercial building and a 12'4" side setback replacing an original setback of 3'3" where 30' is required for a commercial building. Septic plan approved for construction, approval #eCA2023060907 on 6/9/2023.

ZO2023-00015
Map 31 Lot 11-20

PAGE, Andrea & BILAPKA Bruce – 37 Woekel Circle – **APPEAL OF AN ADMINISTRATIVE DECISION** concerning: Article III, Section 307-8, Article VII, Section(s) 307-38, 307-41, & Article VIII-I, Section 307-48-1-1 of the Zoning Ordinance and the Administrative Decision made by the (Alternate) Health Officer regarding the approval of an individual sewage disposal system, NHDES Work #202000255. Approval for construction #eCA2023062223 on 6/22/2023.

ZO2023-00016
Map 31 Lot 11-20

PAGE, Andrea & BILAPKA Bruce – 37 Woekel Circle – **APPEAL OF AN ADMINISTRATIVE DECISION** concerning: Article III, Section 307-8, Article VII, Section(s) 307-38, 307-41, & Article VIII-I, Section 307-48-1-1 of the Zoning Ordinance and the Administrative Decision made by the Selectmen, & the Town Attorney regarding the reversal of the decision made by the Superior Court Docket #226-2023-CV-00182 to deny the Well Radius Waiver, which led to the approval of an individual sewage disposal system, NHDES Work #202000255. Approval for construction #eCA2023062223 on 6/22/2023.

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.

Revised Agenda Posted 08.08.2023.