

**Pelham Zoning Board of Adjustment
Saturday March 30, 2019**

Site Walk
Pro-Turf Landscaping of Southern NH, LLC
23 Fletcher Rd, Pelham, NH

Attendees:

Diane Chubb
Bill Kearney
Deb Ryan
Peter McNamara
Dave Hennessey
Lana Paliy (arrived 8:10 am)

Also present:

Andrea Dube
Chris Beaudry, Owner Pro-Turf Landscaping

Bill Kearney called the meeting to order at 8:01 am

The issue at hand is a special exception for home occupation. The key is to determine the primary and secondary uses of the property.

The group reviewed the garage, and then the yard surrounding the garage.

Andrea Dube explained the need for the garage, stating that the Pulpit Rock location had a low 10 ft beam and a lower ceiling, which made it difficult to service the larger vehicles. She stated that the materials such as salt were stored at the Pulpit Rock facility and not at this location.

A question was raised as the difference between a variance and special exception. The special exception is only for the current owner, whereas a variance would continue with future owners of the property.

William Pitts, of 25 Fletcher Dr, pointed out that the new grading encroaches his property. He pointed to a small pine tree which he claims is on his property. He had a survey plan on hand to prove this.

The garage was built in 2003/2004, but the neighbors claim that it was overbuilt - meaning it was built larger than allowed. The owner claims there were no restrictions as to size.

Dave Hennessey noted his concern about the drop-off at the back of the property, pointing to the steep decline. His concern was specifically about runoff containing chemicals related to the business. Ms. Dube stated that no oil changes were occurring on the property, and further, they worked with Clean Harbor to safely dispose of materials.

Mr. Pitts pointed to the ruts created by the large trucks, and stated that the way the building was being used, the large trucks necessarily were on his property when they turned the back corner.

Mr. Beaudry agreed that if required, he would put up a fence to delineate the property line.

Mr. McNamara asked about the side yard, where it had been cleared. Mr. Beaudry indicated that initially, it was for employees to park. However, it is no longer used.

Gary Williams, a neighbor, disagreed, stating that trucks were frequently parked in the side yard. He also talked about the constant traffic up and down Fletcher Road.

Mr. Pitts offered that the business is not a Monday-Friday, 8am - 4 pm operation. If there was a snow storm, then large trucks with plows were being serviced, no matter what time of day. It was all weather dependent.

Mr. Hennessey said that if he were to vote for the special exception, it would necessarily include stipulations, including fencing, hours of operation, and the need to a retention wall in the back of the property.

Ms. Dube stated that the lot had been cleaned up and they had been in the process of making changes to how the property was used. They need the space and were onboard with the possible proposed restrictions.

Peter McNamara pointed out that with the special exception, if the criteria were met, then it would be granted. If not, then it would be denied. There was not a lot of leeway. The business must clearly be subordinate to the residential use.

The property is over 2 acres, with a 200 ft frontage.

The next ZBA meeting is Monday, April 8. This will be the first issue on the agenda.

Meeting was adjourned at 8:30 am.
