



TOWN OF PELHAM

6 Village Green
Pelham, NH 03076

ZONING BOARD OF ADJUSTMENT AGENDA

December 11, 2023

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

7:00 p.m.

Meeting called to order

PLEDGE OF ALLEGIANCE

MINUTES

November 13, 2023

CONTINUED HEARINGS

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.

REQUEST FOR RE-HEARING

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.

HEARINGS

ZO2023-00018
Map 29 Lot 7-117

Salon 38, LLC – 135 Bridge Street – Seeking a Variance concerning: Article III, Section 307-12 Table 1 of the Zoning Ordinance to permit a proposed building to be constructed 48' from the front lot line, 38'/40' from the Northerly side line and 59' from the Southerly lot line where a minimum front setback of 40' or 3X the building height and a minimum side setback of 30' or 2X the building height is required in the Business District.

And

An additional Variance concerning: Article VII, Section 307-39, 307-40 & 307-41 of the Zoning Ordinance to permit a proposed building and septic tanks to be constructed within the 50' WCD (Wetlands Conservation District), and to allow the effluent disposal area to be located within the 75' setback to hydric A soil where these uses are not allowed within 50' and/or 75' of a wetland that has a WCD setback.

ZO2023-00019
Map 33 Lot 1-34

MORSE, Jayson (Applicant), BRUCE, Gail (Owner) – 232 A & B Mammoth Road – Seeking a Variance concerning: Article III, Section 307-12 Table 1 of the Zoning Ordinance to permit a garage addition, with living space above, to the left side of an existing duplex, proposed to be 9' from the left side property line, where 15' is required.

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.