



# TOWN OF PELHAM

6 Village Green  
Pelham, NH 03076

## PELHAM PLANNING BOARD MEETING AGENDA

April 1, 2024

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

7:00 p.m.

Meeting called to order

### PLEDGE OF ALLEGIANCE

### MINUTES

March 18, 2024

March 18, 2024 Non-Public Session

### ELECTION OF OFFICERS

### ADMINISTRATIVE

Appointment of open alternate positions: Two (2) alternates for 3-year terms.

### PUBLIC HEARING CONTINUED

Continuation of the Pelham Planning Board's public hearing to review, amend and adopt the new Master Plan entitled "Our Pelham, Our Plan" prepared by Resilience Planning & Design with the input of the Master Plan Subcommittee, Town Staff, and the community.

### CONTINUED

#### **PL2023-00036**

Map 32 Lots 1-139, 1-140, 1-142

**ROGER MONTBLEAU 2021 REVOCABLE TRUST** – Spaulding Hill Road - Seeking approval of a Lot Consolidation and Subdivision Plan for a 24 lot, single-family Conservation Subdivision (Montcalm Estates). The subdivision will have individual septic systems and a community water supply system.

#### **PL2024-00008**

Map 10 Lot 13-167-6

**PACHASACA ZARUMA, Manuel E.** – 1197 Bridge Street - Applicant requesting a Site Plan Review for construction of a 3-bay garage to be used for storage of his construction vehicles and equipment, for the operation of a General Home Occupation. Zoning Board Case #ZO2023-00012 was approved on July 10, 2023.

#### **PL2024-00009**

Map 41 Lot 10-246

**MZL Realty** – 10 Bridge Street - Applicant requesting Site Plan Review to approve location of dumpsters not shown on original Site Plan.

### NEW BUSINESS

#### **PL2024-00011**

Map 18 Lot 12-7

**BUDGE, Alonso & Haley** - 2 Indian Valley Road - Seeking Site Plan review of a General Home Occupation consisting of a landscaping/snow plowing business, Special Exception granted by the Zoning Board of Adjustment, Case #ZO2024-00001 on February 12, 2024.

#### **PL2024-00012**

Map 22 Lots 7-271 & 7-272

**HDJP, LLC** – 20 & 24 Main Street - Seeking approval of a lot merger of the 2 subject lots and Site Plan review for an 8-unit commercial contractor bay office building.

### ADMINISTRATIVE

Map 1 Lot 5-124

**Beaver Brook Estates** – Venus Way, Saturn Way - Bond Reduction Request

Appointment of Capital Improvement Plan Subcommittee Chair and members & Authorization for chair to appoint members from other boards & committees.

### BOARD MEMBERS /

### PLANNING DIRECTOR UPDATES

### NON-PUBLIC SESSION

If requested in accordance with RSA 91-A:3

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.