



TOWN OF PELHAM

6 Village Green
Pelham, NH 03076

ZONING BOARD OF ADJUSTMENT AGENDA

February 12, 2024

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

7:00 p.m.

Meeting called to order

PLEDGE OF ALLEGIANCE

MINUTES

January 8, 2024

REQUEST FOR REHEARING

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.

CONTINUED 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.

ZO2024-00001

Map 18 Lot 12-7

BUDGE, Alonso & Haley – 2 Indian Valley Road – Seeking a Special Exception concerning: Article XII Section 307-76 III of the Zoning Ordinance to permit applicant/owner to conduct a landscaping business from their 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, and a maximum of 2 non-resident employees.

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.