



TOWN OF PELHAM

6 Village Green
Pelham, NH 03076

Revised PELHAM PLANNING BOARD MEETING AGENDA

May 6, 2024

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

7:00 p.m.

Meeting called to order

PLEDGE OF ALLEGIANCE

MINUTES

April 1, 2024

April 1, 2024 Non-Public

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.

NEW BUSINESS

PL2024-00013
Map 1 Lot 5-128

CONSERVATION COMMISSION, Al Steward, Chairman – unaddressed lot on Mammoth Road - Pursuant to RSA 674:54, the Conservation Commission is seeking a courtesy Site Plan Review to create the "Bill McDevitt Picnic Area" for the benefit of the community with 6 picnic tables on an unaddressed lot off Mammoth Road owned by the Town of Pelham.

PL2024-00014
Map 7 Lot 4-180-20

ANTONELLI, Frank & Naomi – 16 Benoit Ave. - Seeking approval of a Conditional Use Permit for an 837 sq. ft. 1-bedroom detached ADU (Accessory Dwelling Unit) on the second floor of a detached garage with basement/storage area. Also, seeking approval of a Waiver to Article XII, Section 307-74H of the Zoning Ordinance to allow a second driveway off Rocky Hill Road to access the ADU (the current driveway is off Benoit Ave.)

PL2024-00015
Map 29 Lot 7-10

OLD LAWRENCE ROAD, LLC – 1 & 2 Kirlin Place - Seeking Site Plan Review to change the designation of the above property from elderly, over 62 to an Age Restricted Housing Development, over 55.

PL2024-00016
Map 20 Lot 3-136

HIRSCH, Dustin & Devon – unaddressed lot on Mammoth Road - Seeking approval of a 2-lot subdivision consisting of one 5 acre lot and a 73+/- acre remainder lot, to remain undeveloped at this time.

PL2024-00017
Map 41 Lot 6-129

CORNERSTONE LAND ASSOCIATES – 27 Bridge Street - Seeking a Conceptual Site Plan discussion that will include development of a 12 acre parcel of land with a single family home centrally located on the property. The property has frontage on Pulpit Rock Road as well as Bridge Street, the applicant is looking to construct self storage units.

PL2024-00018
Map 9 Lot 13-145

PELHAM FISH & GAME CLUB, INC. – 96-100 Simpson Mill Road - Seeking Site Plan Review for the construction of a 7,000 sq.ft. indoor shooting range and to revise the existing parking area to provide better circulation and to meet current ADA Standards.

ADMINISTRATIVE

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.

4/30/2024 Revised to correct parcel number 41-6-129