

Board of Selectmen Meeting Minutes
2/13/2018, 6:00pm, Rhodes Building

Present: Selectman Martell, Selectman Ribeiro, Selectman Pearson, Abbie Jenks, David Burgess, Fred Vanderbeck, Susannah Carey, and John Bardzik.

Open: Selectman Martell opened at 6:00pm.

Minutes will be moved after Discussion Items.

Planning Board Update & Village Center Project – Abbie Jenks

Motion to request Planning Board to create by-law changes to create town center, seconded by Selectman Ribeiro, unanimously approved.

Next step is Planning Board will submit report to Board of Selectmen about proposal. 4 warrant articles possible for Spring Town Meeting 2018, which include changes in zoning, language for open space design, and changes for duplex's in town.

Planning Board hired Dylan Sussman of PVPC with Finance Committee's approval of funds to work on Village Center project. 3 Zones being proposed; mixed use, residential neighborhood, and neighborhood rural edge; incorporating Jones, Cadwell, South Valley, and Amherst Roads. Not all of Amherst Road will be integrated due to traffic and winding road concerns. Looking at adding sidewalks and lower speed limits in these areas. Current zoning regulations throughout town include 2 acre lots with 125' of frontage. With this proposal, the lot size and frontage would change depending on which of the 3 zones you are in. Next phase would be to have sewer and water brought into these zones because of current location of hook-ups along Amherst Road. Sewer and water will be critical to the Village Center proposal, whose costs may be supported by grants. Other changes proposed is for unattached accessory apartments and changes for 2 family units or larger.

Ultimate goal is to create a community center in a bedroom community with places to have coffee, gather, and create commerce. Focus to protect our watershed district in our community with development limits. Only 6% of land in Pelham is developable, data from Land study by Dodson & Flinker from Housing Committee. The proposed layout is similar to that in North Amherst's Cushman Village accompanied by smaller homes built close together preserving the New England character. Pelham looking to create affordable housing options.

2 upcoming potential hearing dates; public hearing on February 26th at 7pm to take public comments, and a pre-hearing on April 2nd at 7pm to share the proposal. Abbie will put a proposal draft on a Google doc drive for Select Board to view and will eventually submit document for the town website. Abbie has already sought out review by town counsel of the warrant articles for town meeting to save on time and will submit the zoning edits for counsel to review soon.

Selectman Martell doesn't want the Town to pay for the sewer and water when not everyone can take advantage of the service. Less than ~10% of town residents would be eligible for sewer and water. Rick Adamcek and Bill Pula will meet with Abbie tomorrow about this proposal.

Orientation for Finance Committee members-David Burgess, Assessor

Tax rate and Tax Classification documents reviewed. No progress in town without having a tax classification hearing. If tax rate goes up, evaluations go down. If evaluations go up, the tax rate goes down. If the town reaches tax rate of \$25/\$1000, no override is possible on operating budget and services will have to be cut. Low rates for open space typically \$100k per lot for 2 acres. FY18 was a re-evaluation year. Town receives money from MDC for Quabbin land and also funds from the State of about \$250-\$300k. No Free cash is available at Fall Town Meeting and is not certified until January. David is available for any other questions.

Community Building Invoices for Roof Project

Rick Adamcek was not present. Board agreed with Rick on settling invoice with MDM Engineering and authorize payment less additional charges for site visits and engineering costs. Motion to write a letter and authorize payment to MDM Engineering, Inc. less \$5,445.00, on account of delays, in the amount of \$48,205.00, seconded by Selectman Pearson, unanimously approved.

Declare Snow & Ice Emergency

Motion to declare snow and ice emergency for Highway Department to overspend budget, seconded by Selectman Ribeiro, unanimously approved.

Joint Community Choice Energy Task Force Discussion

3 municipality effort to create solar energy task force. Mayor Narkewicz's office would like to speak about energy with Pelham Select Board member. Stan Swiercz has interest in being on task force. Amherst has already appointed two Select Board members and Northampton has appointed 2 people from City Council. Susannah will set up call between Mayor Narkewicz and Selectman Ribeiro for 10:30am. Possible warrant article from Selectman Ribeiro to follow.

Recap of MMA Conference

Selectman Ribeiro and Selectman Pearson were thankful for the opportunity to attend the Annual Conference held in Boston. Great opportunity for networking with other municipal officials and to see the levels of innovation and resources available to towns. Exciting news that the Town of Ashburnham received \$210,000 grant for their HVAC system. By using local volunteer engineer, Ashburnham was able to save on engineering costs. Pelham is currently looking for low carbon, low cost alternative HVAC systems for the Community Building.

All Minutes tabled until 2/21/18.

Town Officials-none.

Public Comment-none.

Liaison Reports-tabled until 2/21/18.

Old Business

Motion to sign rejection letters for applicants to Collector/Treasurer position, seconded by Selectman Ribeiro, unanimously approved.

New Business-none.

Adjournment

Motion to adjourn at 7:46pm, seconded by Selectman Martell, motion passes.

Documents Examined

Planning Board map of potential Village Center, 2 tax classification/rate packets for Orientation.

Respectfully submitted,
Susannah Carey