

**Pelham Planning Board Meeting
Wednesday, February 27, 2019,
7:00 pm Library History Room**

Present: Judy Eiseman, Lexi Dewey, Leslie Laurie, and Pete Wilson (recording)

1. Call to order 7:00 pm
2. Reviewed and approved the minutes of the previous meeting (February 11.)
3. Agreed to co-chairs: Judy & Lexi.
4. Agreed to Secretary/Clerk: Pete.
5. Attending our meeting tonight Planning Board Consultant Dillion Sussman, Dodson & Flicker Village Center resident Kristin DeBoer.

General discussion with Dillon to clarify the following Bar, Entertainment, Restaurant and other language currently contained in the Village Center zoning.

The Planning Board members voted on each of the following items with respect to definitions and table of use changes being proposed for spring town meeting:

- To call for a temporary Moratorium on permits in the VC Neighborhood district to allow for sufficient public process to discuss new articles being proposed without potential pressure of applicants desiring permits; the vote was 3 no 1 yes; the motion did not pass.
- Restaurant- would allow a bar & entertainment as defined in "Dillon's use definition revisions" the vote was 3 yes 1 no the motion passed.
- Entertainment, Accessory with a 750' buffer for adult use as defined in "Dillon's use definition revisions" the vote was 4 yes the motion passed.
- No stand alone entertainment in any district as defined in "Dillon's use definition revisions"; the vote was 4 yes the motion passed.
- Retail General in Village Center Neighborhood change the sq.ft. to no more than 2000 sq. ft. as defined in "Dillon's use definition revisions" the vote was 3 yes 1 no the motion passed.
- Retail General mixed use as defined in "Dillon's use definition revisions"; the vote was 4 yes the motion passed.
- No Convenience stores in any district as defined in "Dillon's use definition revisions"; the vote was 4 yes the motion passed.
- No strip clubs Adult Entertainment greater than 2500 sq.ft. in any district as defined in "Dillon's use definition revisions" the vote was 4 yes the motion passed.
- No Adult Entertainment with building footprint less than 2,500 sq.ft. in any district other than the VC-MU district with Special Permit/Site Plan Approval from the Planning Board; motion passed 4 yes.
- Medical use as defined in "Dillon's use definition revisions" the vote was 4 yes the motion passed. Office/Professional Service as defined in "Dillon's use definition revisions"; the vote was 4 yes the motion passed.
- Professional Services as defined in "Dillon's use definition revisions" the vote was 4 yes the motion passed.

6. The Board determined that no one other than Eiseman was available to attend the Select Board meeting as requested on March 6 to discuss the Board's thinking on the new zoning passed last May with the Citizen Group seeking changes; Eiseman will inform the Select Board that we will not be there.
7. Other items for discussion not taken up at this meeting will be brought forward at the next meeting
8. Next meeting Tuesday, March 5, 2019, at 7:30 pm History Room of the Community Center.
12. Adjourn at 9:40 pm.

Respectfully submitted, Pete Wilson