

Pelham Planning Board Meeting Minutes
Monday, February 10, 2020
7:00 pm Pelham Community Center

Members Present. Judy Eiseman, Lexi Dewey, Leslie Laurie, Linda Spink, Pete Wilson, Anne Stoddard (recording)

Others attending. Housing committee members Tilman Lukas, Amy Spalding-Fecher, Barbara Cooper

Called to order at 7:05.

1. Minutes of the meeting of January 27, 2020 were approved.

2. Announcements:

- DLTA funding of \$4000.00 has been awarded. This is a regional grant for the Planning Board and Energy Committee to work with the Pioneer Valley Planning Commission and other communities to work on potential regulations to benefit all the participating municipalities. Judy will meet with the Energy Committee February 11.
- Lexi reported on the meeting of Connect Pelham. She said it was great to meet the others attending, although not all boards were present. She feels it is a good way to stay in touch with what is going on in Town. Lexi recommends rotating attendance and Linda agreed to alternate with Lexi. The next meeting is to be scheduled.
- The Permitting Guide is finished. The labels on the map need to be edited to remove the word “proposed.” The guide will be posted on the website.

3. Site Plan Approval (SPA), definitions, storm water, solar and other proposed by-law updates.

- Storm water. Although the draft by-law is very long, the question is whether it is better to have everything in the by-law rather than to rely on regulations which can be more easily revised but may be subject to court challenge. Leslie suggested a précis be drafted for town meeting to aid in understanding the complexity. Another question is whether this by-law should apply to the Village Center only or apply to the whole other sections of town. The Conservation Commission has a storm water approval committee and the Highway Department is very conscientious about storm water protection. Pete feels this is good protection for the rest of the town. We will invite Patty from the PVPC and Rick Adamcek to attend a future meeting.
- Solar. Small fixes to clarify definitions and to remove inconsistencies are being prepared for May TM. Public hearing tentatively scheduled for March 24, 2020 at 7:30 in the Ramsdell Room. The PB will meet at 7:00.
- Site visit to 18-20 Amherst Road. Judy and Lexi attended about 20 others and reported that very little new information was presented. There are no engineering plans yet to enable a full understanding of the project. The next step is a site eligibility letter from DHCD indicating their approval or disapproval of the site and assurance of suitable funding. The members of the Housing Committee asked to see the letter regarding the CPC fund request. Judy said that the letter was approved at the last meeting and is about to be sent but she read it aloud. There was discussion of how the Village Center zoning by-law came about and some of the early visions for the Center which did not include such an intense use of this particular site. Tilman said that the Housing Committee wants to work with the developer so that the project will be done right. It is an expensive project and they need the CPC funds. Linda said that the PB is concerned about the zoning waivers and asked if there is room to negotiate if the site is approved. The majority of the Board maintained the position that while they would work to ensure the best possible project in the event that it moves forward, they have raised objections to the site for this project, regardless of the good intent and are unwilling to vote in favor of using CPA funds to enable it.

4. The comments to DHCD on the 40B project are due Feb. 24. Board will meet on Tuesday Feb. 18 to review and approve comments.

5. The PB will prepare an article on the Permitting Guide for the next Slate.

Meeting adjourned at 9:30pm.

Next meetings:

Tuesday February 18, 2020 at 6:30pm in the Ramsdell Room

Monday March 9, 2020 at 7:00pm in the History Room.

Respectfully submitted,
Anne Stoddard, Assistant