

Planning Board Meeting Minutes
History Room in library 7 pm
April 9, 2018

Present: Jenks, Dewey, Eiseman (recording)

Minutes of previous meeting, March 26, were approved.

Report on meeting with Select Board on April 4, 2018. Abbie resubmitted the zoning proposal to the Select Board and they have referred it back to the Board to take to public hearing and town meeting.

Warrant articles have been reviewed by town counsel. They are Articles 44 and 45 in the warrant which places them directly after budget warrant articles for town meeting.

Discussion of presentation for public hearing on April 23, 2018. Summary, zoning map, explainer map, warrant articles will be on a powerpoint for discussion purposes. Abbie will make the presentation with the rest of the board there for clarification and additional comments. Lexi Dewey will print handouts for the hearing and Town Meeting, including: Warrant Articles, Explainer map. Summary of changes

Publicity. It was decided that the following should go on postcard mailing for public hearing.:

Address side:

The Pelham Planning Board invites you a public hearing April 23, 7 pm in the Library's Ramsdell Room. Please come with your questions and preview the warrant articles before Town Meeting May 12.

Reverse side:

New Village Center Zoning up for a Vote at Town Meeting

Intent: To foster well-planned business and residential development in a compact section of West Pelham.

How we can do it: By creating three new zoning districts with lot size, frontage requirements, and uses different from the rest of the town along Amherst Road from the town line to Jones Road, including Cadwell St and a portion of South Valley Road near the School, Library and Police/Fire Station.

Note: An ethics issue has been raised by a Select Board member as to the potential for a conflict of interest for public officials living in the proposed Village Center district. The Ethics Commission official advised that the Select Board member recuse herself from voting on it given the information the member provided. However, Abbie Jenks, Planning Board Chair, consulted our consultant from PVPC and our town counsel regarding this issue and town counsel, upon hearing further details, advised that officials living in the district were *not* in violation of conflict of interest laws as this proposal affects “a substantial segment of the population” or more than 10% of the townspeople.

Meeting adjourned at 8:40 pm