

## **Planning Board meeting**

**April 30, 2018**

**History Room, 7 pm**

**Present: Jenks, Dewey, Wilson, Eiseman (recording)**

**Also attending: Dan Robb, Bob Agolia**

**Minutes** from April 9 and public hearing on April 23 were approved with corrections.

**Discussion of Town Meeting process.** Dan Robb, Town Moderator, was present to discuss town meeting process. He is willing to bring the zoning proposal forward earlier than currently listed in the warrant as that is his prerogative as moderator. The warrant has been printed, but the Board believes that in order to have the maximum number of people available to discuss the issue (generally at the earlier end of the meeting), moving it up will be helpful since this is a big decision for the town. A motion to move the article up to right after the budget could be made from the floor.

Bob Agolia, candidate for Select Board, thought we should not read the entire warrant article list without the presentation going first. Robb agreed that PB could make the presentation prior to the motion being made and then he will read the warrant article. We should therefore expect to explain in detail as each section of the warrant article is addressed.

After some discussion the Board agreed on the following order for the town meeting process:

- Change the order of town meeting agenda by moving the zoning articles to follow the budget discussion, possibly with one or two “easy” articles before the zoning
- Presentation by Planning Board Chair and members
- Moderator reading of the warrant articles with Planning Board members and/or consultant Dillon Sussman explaining the sections as necessary by referring to warrant annotations of what issue is involved with each section.

### **Key points to be developed for the town meeting presentation to be discussed at next meeting:**

- We want to keep this town alive.
- The charm of New England is having a village center which was taken away from us in 1936.
- Invoke the nostalgia and history and emotive about what we are trying to create and sustain.
- We know this document isn’t perfect.
- Some things are absolutely not going to be allowed.
- We have a town with current zoning and we are proposing to make some things possible in town that are currently disallowed.
- Take one zone at a time and explain what can happen in each zone.
- We have a housing study which concluded that there was a maximum of 43 houses that could be built all over town given current zoning.
- Now that we have sewer, we really must consider rezoning in the section served or we will have no control at all about how the town is developed.
- Therefore, we are proposing the three new zones plus a few relatively minor changes in the large zone the encompasses most of the town (LIST these, i.e., going back to allowing duplexes on 2 acre with 200 feet frontage by right, changing number of houses on common drives, etc. )

Explain separately in the presentation:

- The two existing zones Residential and Major Home Occupation
- Entire town is a Water Supply Protection area
- NEW Village Center Zones:
  - VC MU zone—trailers, school, what could be done (cafes, small business, etc.)
  - VC NR zone—frontage, acreage, permitted uses
  - VC RE zone—frontage, acreage, permitted uses

The members discussed density bonuses and pros and cons of keeping that section without reaching a final decision. Creating a mock up of development in the rural edge and possibly the trailer property to show what could happen in terms of the number of houses or housing units seems like a good way to have people understand what the Mixed Use and Rural Edge could support. Given that there are only two or three existing parcels that are large enough to be subdivided in the Rural Edge or Neighborhood Residential areas, members are satisfied that Open Space Design will protect the character of the Village Center far better than subdivision regulations since clustering will be mandated.

Potential effect on taxes was briefly discussed. Board agrees can't assess on potential value completely but will provide the assessor's viewpoint.

**Other business:** Bill McClung contacted Jenks about a property transfer out of Ch. 61 to another property/lot he owns. Abbie will tell him to check with the assessor for possible back taxes that will need to be paid.

Edmund (Ted) Keyes has filed a public records request for "all minutes of the Pelham Planning Board between June 2010 and December 2015. If there are any maps associated with the Planning Board's work during that time, I also request to see them. In addition, it was noticed that on the town website, there are no Planning Board minutes posted between June 6, 2016 and January 9, 2017. I request to see minutes for all Planning Board meetings that may have taken place during that time."

We believe the Town Clerk has these materials and will provide those not in her possession.

**Adjourned at 9:15 pm.**