

**Pelham Planning Board Meeting
Monday, April 8, 2019
7:00 pm Pelham Community Center**

Present: Judy Eiseman, Lexi Dewey, Leslie Laurie, and Pete Wilson. A sign in sheet of members of the public is attached.

The meeting was called to order at 7:00 pm. After setting up the room for the public hearing, the Board reviewed the minutes of the previous meeting which were approved with one correction: of the spelling of Zoning Enforcement Officer's name (Waskiewicz.)

Updates:

- Eiseman noted that an opportunity was available for training on the Open Meeting Law, at the Jones Library on May 16, 2019 at 5:30 pm at no charge.
- The Temporary Town Clerk has been notified that the small zoning changes voted at Fall town meeting have been approved by the Attorney General. The need to have the website correctly updated was discussed and Eiseman will follow through to see that this is done since at this time the information on the website relative to zoning is not correct and is difficult to find.
- The Board of Health notified the planning board regarding the trailer park in Pelham. Cory Shumway requested the board of health's approval for ten trailers on the property, and eight were approved with conditions. The property now belongs to Amcas LLC which we understand translates to "Amherst Cory Allen Shumway." The Chair noted that a meeting to discuss the future plans for this key Village Center property with the owner should be arranged so that mutual desires and plans can proceed cooperatively.
- Relative to the Planning Board guide to be produced in conjunction with a DLTA grant from PVPC, Eiseman produced some recently rediscovered copies of a guide Eiseman and PVPC had created some years ago to assist town boards and residents in understanding the process to follow in order to build in town.
- The need for some amendments to the solar by-law was deferred until a later meeting.

The Chair announced that the meeting would be continued following the closing of the **Public Hearing which was called to order at 7:30 pm for the purpose of hearing comments the five articles being proposed making changes to the Zoning Bylaw and answering questions raised by the approximately 30 attendees.**

The Chair provided handouts including the draft warrant articles, maps for reference and copies of the articles submitted by citizen petition. After introducing the Board members, Eiseman explained how the hearing would be conducted with each warrant article explained briefly and the floor open to questions after each segment. Attendees were asked to provide any suggestions for amendments and indicated that the Planning Board will take them under advisement along with any concerns raised to be discussed at subsequent meetings. A question regarding whether proper notice was given as to the scope of the hearing in newspaper of the public hearing was raised; the Chair indicated that the notice was properly posted but that the concern about content of the notice would be addressed if a problem was discovered.

Key concerns raised.

- A question on the size of square footage for commercial use indicated a need to determine whether a basement or other portion of a business would be included in the square footage of the commercial space.
- The definition of medical use, possibly to include the word "group," or some other adjustment was raised.
- The question of how a "Limited Business or Major Home Occupation" fits into the planned zoning changes.
- A question on whether prohibiting "stand alone entertainment" was too restrictive

No one spoke to the Citizens Petitions seeking to eliminate retail and restaurants from the Village Neighborhood District. Member Wilson summed up our efforts as an attempt at an honest compromise to make what the majority of the Board believes to be reasonable changes given concerns raised by residents of the Village Center Neighborhood District as well as a review conducted by the Board that found some additional areas of concern.

The Chair indicated that after more experience with the zoning, further changes might be needed but that people should keep in mind that conditions can be put on Special Permits and that all applicants will have to meet the design standards now in the bylaw.

The Public Hearing was closed at 9:04 pm and the remaining matters before the Board were taken up in a brief session as follows.

- The Board approved reimbursement of the cost incurred by the Chair for printing handouts for the public hearing.
- Assessor Rusty Rowell spoke to the board briefly about the need for a zoning map for the Assessor's office which the Chair will provide. He also indicated that the accuracy of some of the property lines in the Village Center and that he is seeking to correct errors he has noted; at some point property owners may need to survey since GIS maps are occasionally flawed.

Next meeting was set for May 6, 2019 at 7:00 pm, Library.

Meeting adjourned at 9:15 pm.

Respectfully submitted,

Pete Wilson and Judith Eiseman