

**Pelham Planning Board Meeting
Minutes
Wednesday, May 1, 2019
7:00 pm Pelham Community Center**

Present: Judy Eiseman, Lexi Dewey, Leslie Laurie, and Pete Wilson.

1. Called to order @ 7:05 pm.
2. Reviewed but postponed the approved the minutes of the April 8, 2019 meeting until our next meeting on Monday May 6, 2019.
3. Judy attended the April C.P.C. meeting where she was voted in as the P.B. representative. Lexi will be the alternate P.B. representative to the C.P.C.
4. Michael Vilcans has notified the P.B. of his intent to grow hemp his property on Amherst Road.
5. The P.B. went through the mail that had been received in the month of April.
6. The P.B. briefly discussed the Towns solar by-law. Judy commented that small Towns are being sued over their solar by-laws by companies mostly out of state as a result of incentives that promote poor siting. Towns trying to either add conditions to or deny permits are finding it necessary to revise their bylaws because they feel intimidated by the potential costs of litigation.
7. Jane Peirce has been asked to review our stormwater by-law.
8. Judy reported that she had been in contact with Kathleen Lugosch a Landscape Architect who was part of a project that developed possible building style models for the Trailer park property and that Kathleen is willing to meet with us and with Cory Shumway to discuss possibilities for the property that might be beneficial to him and the Town Center .
9. The P.B. will hold a public hearing on Monday, May 6, 2019, at 7:30 pm.
10. Judy reported that Dillon will not attend our Town Meeting on **May 11, 2019**.
11. The Board discussed Article # 7 on the Town Warrant—the pros and cons of having an appointed Town Clerk.
12. The P.B. briefly discussed what constitutes the square footage of a commercial structure as a result of our consultant's input. The Board agreed on the following language. The square footage of a commercial structure means the footprint of the structure.
13. The P.B. rejected the use of the word "group" in the definition of medical use in the zoning b-laws and decided to retain the language as presented.

Next meeting May 6, 2019 @7:00 pm, History Room of the Community Center.

Meeting adjourned at 8:40 pm.

Respectfully submitted as corrected,

Pete Wilson
Member