

## **Pelham Planning Board Meeting Minutes**

Tuesday, October 22, 2019

7:00 pm

Pelham Community Center.

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

1. Called to order at 7:00 pm.
2. Postponed the approval of the minutes from the September 9, 2019 meeting until our next meeting.
3. The P.B. discussed the revised job outline/description for the assistant to the P.B.
4. The P.B. discussed the proposed development project Amherst Brook Apartments on the site of the old H.R. D.Press. The P.B. was notified of a public meeting being held by the Housing Committee meeting at the same time. The P.B. voted unanimously to adjourn our meeting to attend the Housing Committee meeting at 7:16 pm.
5. The P.B. reconvened our meeting at 8:49 pm. The P.B. discussed the Housing Committee Meeting, noting that the September 17, 2019 Z.B.A meeting was attended by P.B members Eiseman, Dewey, Laurie, and Wilson and the agenda/minutes for that meeting are attached.) Additional questions and information that were posed at or since that meeting include the following:
  - The State requires the project developers to meet with the Town of Pelham officials.
  - How many units would the Town need to reach 10% affordable.
  - Developers are looking for C.P.A. funds to show town support for the project. Is that reasonable for the P.B. to support?
  - With a 40-B there are set timelines that the Town and Developer have to follow but the ZBA holds hearings and makes decisions with recommendations and conditions.
  - All Town Boards that will be involved in oversight of this project will need consultants to assist them with the technical aspects of the project but the state ultimately can turn down conditions that town boards think are reasonable.
6. The P.B. voted unanimously to reimburse Judy \$70.00 for a workshop she attended.
7. Next meeting November 12, 2019, at 7:00 pm, at the Rhodes Building.

Meeting adjourned at 9:52 pm.

Respectfully submitted,

Pete Wilson  
Member

## **Joint ZBA/Planning Board Meeting**

**Place: Ramsdell Room, Pelham Library**

**Date: September 17, 2019**

**Time: 6:30 pm**

**Present: Eiseman, Laurie, Wilson, Dewey; members of the ZBA; Development Team for Amethyst Brook Apartments; members of the public.**

Joint meeting with the Zoning Board of Appeals to discuss the “Amethyst Brook Apartments” project being proposed for 18-20 Amherst Road and 22 Amherst Road. Topics under discussion included the agenda of the Developer for the 40B project:

1. Introduction of Development Team
2. Project Overview & Status  
*Discussion Points - Refer to site plan*
  - HCDI affiliate has acquired 22 Amherst Road and is under contract to purchase 18-20 Amherst Road, closing in September
  - The development site includes all 8.77 acres of 22 Amherst Road and a .74-acre portion of 20 Amherst Road, including the former Petersen residence. Approximately 2.59-acres of 18 Amherst Road will be subdivided and not included in the project site or 40B application.
  - Plans call for:
    - demolition of the factory building and adjacent garage and construction of a new three-story wood frame structure containing 28 apartments
    - conversion of the Petersen house into 7 apartments
    - demolition of barn, shed and garage
    - construction of new driveway behind Petersen house leading to new apartment building
    - 49 parking spaces
    - The 35 apartments break down as: 26 one-bedroom, 8 two-bedroom & 1 three-bedroom
  - Development team is in the early stages of design for buildings, drainage, driveway and parking
  - HCDI preparing a Chapter 40B project eligibility application to be submitted to DHCD in October
  - Upon receipt of the application for project eligibility, DHCD will notify the Pelham Select Board to begin a 30-day comment period.
  - Once DHCD issues a Project Eligibility Letter, HCDI will submit a 40B project application to the ZBA
3. Outline of 40B hearing process from receipt of application to decision by ZBA
4. Discussion of Technical Assistance available to the ZBA
5. Questions & Answers

Respectfully submitted, Pete Wilson