

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