

Pelham Planning Board  
January 11, 2016  
Pelham Community Center

Present: Abbie Jenks, Chair; Judy Eiseman; Andy Lichtenberg, Secretary, Lexi Dewey, Pete Wilson  
Also: Richard Seelig

Call to order: 7:04 pm

Review and approve minutes from November 9, 2015 and December 14, 2015 meetings.

Correct "DCR" in paragraph 10 of 11/9/15 minutes.

Richard Seelig, Pelham resident: owns 25 acres on Buffam Rd. Has 200' frontage but is not a Pelham Square. Wants to create a building lot. There are wetness issues in the "driveway" area. Would need approval for a flag lot.

Judy articulated some of the reasons flag lots are not allowed including poor access for public safety vehicles. There is an involved history for this property. Mr Seelig would need a variance from the ZBA to do what he wants to do. Recommends that he talk to the ZBA for an opinion.

Pete pointed out this is not a typical flag lot.

Abbie said we are waiting for the Housing Committee Study to see what they recommend.

Judy pointed out that approval would be "spot zoning" which is a bad precedent. It could maybe be a subdivision with a Planning Board variance as an exception.

Abbie had a few announcements:

She talked to Dana McDonald of the Conservation Commission about the Cinda Jones letter- Dana was not at all interested; Jim Lumley of the Housing Committee shared that opinion.

Abbie attended the Budget Hearing with the Finance Committee- we have a \$500 budget with another \$750 for consultant which we intend to use with the PVPC for the Village Center zoning project.

The ZBA sent us their Home Occupation By Law revision for us to approve and present to Town Meeting this spring.

Andy wanted to add "full time equivalent" before employees to give employers more flexibility and possibly create more part time jobs. Judy called Jeff and he agreed with the idea. The Board gave approval to this change to the ZBA draft. We will send the new language to the PVPC and to the Town Clerk and hold a Public Hearing before submitting a final draft to the Selectboard for inclusion on the Spring 2016 Town Meeting Warrant. Andy will do these things.

We started a discussion of the Solar By Law and realized that more analysis is needed for a constructive discussion. We will probably not address that issue for Spring Town Meeting. Lexi and Judy will work on the project further.

We discussed the idea of creating a display about the Village Center Zoning project for the Town Library. Pete volunteered to do this.

Adjourn 8:15 pm

Respectfully submitted,

Andy Lichtenberg  
Secretary