

**Minutes: Pelham Planning Board  
November 13, 2017 7-9 pm  
Library**

**Present:** Abbie Jenks, Lexi Dewey, Peter Wilson, Judy Eiseman (recording)

**Minutes approved for meeting of November 6, 2017**

**Cannabis moratorium** discussion for town debate in May. Many environmental issues must be considered including excessive water use for growing. Concerns raised about allowing under “home occupation” and whether proximity to schools should be noted in proposed Village Center district. Abbie urged calls to our representative and senator on the issue of moratorium and we have a model ready provided by PVPC.

**Stormwater bylaw template from PVPC.** Concern expressed by Pete Wilson about economic vs environmental concerns. Pete concerned about the entire town being subject to stormwater bylaw. Lexi proposed a fee per household to create a fund for storm water management possibly to be used by highway department. Pete will ask Rick Adamcek about current policy. We may want to have the highway super come to a meeting to discuss further and to consider whether to apply to only new construction or to require mitigation for old problems having to do with runoff from steep slopes.

**Continued Review of Proposed Village Center Bylaw.**

Abbie noted that the Housing Committee attended last meeting and listened and shared information without deliberation. Doug Albertson, Belchertown’s Planning Director gave validating opinions about our efforts thus far but suggested strengthening “dark sky” regulations. Some discussion on the issue of whether construction of new single family homes should be prohibited in the Village Center District as Amherst Planning Director suggested. Doing so might increase the prospects over time of having a livelier town center while still allowing existing or mixed housing and business uses that could provide affordable housing in the VC. Judy and Abbie have been proof reading the document and flagging sections for further discussion by the entire Board.

**Timing for Hearings.** The Board developed a timeline of what needs to be done and when to prepare for Town Meeting which is May 12 (second Saturday.) Two public hearings will be scheduled for April 2 and 23. The Board will send a special invitation to Village Center neighbors urging them to attend our regular December 11 meeting so we can be aware of any concerns early on. Town CPC meeting on Thursday 11/16, Abbie will give update on our work and report back. Our plan is to be finished with updates by the 12th of February and/or in time for sending our draft to Town Counsel and meeting with the Select Board in advance of Town Meeting.

Meeting adjourned at 8:40 pm.