

Planning Board Meeting
August 13, 2018
7 pm in History Room at Pelham Library

Members Present: Lexi Dewey, Abbie Jenks, Judy Eiseman (recording)
Others: Dana MacDonald, Conservation Commission Chair; Patty Gambarini, PVPC Consultant

Minutes of previous meeting were not discussed or approved.

Brief update on Lederle property. Jenks noted that the trailer park appears to be moving toward an agreement with Cory Shumway for purchase. His intention is reported to be to maintain the park “as is” although the Board of Health will have to review the septic and water issues and the ZBA sees a potential issue with the condemned trailer which has not been occupied for two years and may have to be removed. It is unclear whether the Conservation Commission will have a role to play in the event of any rehabilitation to the house and property.

Patty Gambarini of Pioneer Valley Planning Commission was in attendance to begin work on developing stormwater management by laws for adoption at Spring Town Meeting. She handed out draft language which the Board found acceptable and will take the evening’s discussion into consideration and email a first draft next week for the Commission to discuss at its next meeting.

After some discussion it was determined to concentrate on the Village Center as there are real concerns about keeping water on properties during any redevelopment scenarios rather than sending excess to sewers or abutting properties. The Board also wants to have some language covering the rest of the town on issues like driveway mitigation or larger projects and subdivisions where wetlands may not be directly involved under the ConCom’s jurisdiction and where the Highway Superintendent may need support and advice on difficult sites.

All agreed that off site mitigation will be difficult, so the emphasis will be on measures intended to encourage or require that disturbance during redevelopment of 1,000 to 5,000 square feet be managed with swales, permeable surfaces, shared driveways, deceleration devices, passive areas (gardens, playgrounds) to retain water, etc. We want to create a building inspector checklist and also to ensure that an engineer is available both pre and post development to sign off on the project as built. Other items discussed included requiring preplanning meetings with developers and thresholds and alternatives discussions. The solar bylaw should be included in mitigation requirements needs—a change is needed on page 69 § 125-18.2. Solar electric installations to clarify language about permitted size. All agree that cutting trees for large solar installations is to be discouraged in favor of other options for renewable energy. Also, solar projects are currently under ZBA authority and further discussion is needed to determine whether this is advisable. Further, we will need to note in subdivision regs and elsewhere that when a level is tripped the storm water management bylaw goes into effect on large projects.

Gambarini will send a draft by August 27th via email. The Board will review this and meet again on September 17 with her.

Warrant article language. The Board approved the following draft language for Fall Town Meeting warrant to deal with minor changes and typos that did not get corrected at Spring town meeting.

1. **In Table of Uses, under Restaurant/Bar/Entertainment with building footprint greater than 2,500 sq. ft.,** should be by Special Permit. **Delete** Site Plan Approval (SPA) and **substitute** Special Permit (SP).
2. **On page 47 Section 125-91 C (5)** insert the word “attached” before “accessory apartment”.

The **attached** accessory apartment shall be designed so that the appearance of the building remains that of a one-family residence. In general, any new entrances to the accessory apartment shall be located on the side or rear of the building.

3. **On page 100 Section 125-26. C. 1. Change “planning Board” to “granting authority” in the final sentence to read:**

. . . The granting authority shall, within 15 days, transmit one copy each to the Building Inspector, Board of Health, Conservation Commission, Historical Commission, Board of Selectmen, Highway Department, Fire Department and Police Department {Amended 5-4-1991 ATM, Art. 18} who shall review the application and submit their recommendations and comments to the **granting authority** concerning:

Other business. Eiseman brought a concern of a citizen now living in the Village Center Neighborhood District about the potential effect of permitting Restaurant/Bar/Entertainment with building footprint less than 2,500 square feet in that district. The new bylaws will permit these uses with a Special Permit *and* Site Plan Approval by the Planning Board. After some discussion, the Board members determined that no change is appropriate at this time, reasoning that the properties on the North side of Amherst Road in that district are so ill-suited to this sort of development and that the requirements for Site Plan Approval so stringent, that the likelihood of such establishments is minimal because of parking needs, lot depth, storm water management, and road configuration, etc. Further, members believe that citizen input will weigh heavily in any decision making process so the combination of permitting and site plan requirements combined with aesthetic requirements contained in the bylaw obviate the concern of having a use incompatible with current residential uses in that district extremely unlikely.

Adjourned at 9 pm

Next Meeting: September 17