

Pelham Planning Board
Monday, March 14, 2016
Pelham Community Center, History Room

Present: Abbie Jenks, Judy Eiseman, Lexie Dewey, Andy Lichtenberg, Pete Wilson

Call to order: 7:02 pm

-Approve minutes from 2/8/16. One typo correction (3 "b's" in Abbie's name next to last paragraph. Andy will fix and send to Town Clerk for filing in Rhodes Building.

There will be a Citizens Planning Workshop in Worcester.

Pete is working on a Village Center display for the library and will talk to the Librarian about getting it set up soon.

This is Andy's last meeting. His resignation is effective 4/1/16. WE WILL RECOMMEND THAT Leslie Laurie **will be** appointed by the Select **Board** to complete Andy's term.

Final version of the revised Home Occupati0on By Law is to be voted on by the Selectboard this evening for inclusion on the May Town Meeting warrant. We still have not heard from the Town Attorney, **BUT SHE WILL RESPOND TO THE SELECT BOARD'S WARRANT ARTICLE AND IF NECESSARY WE COULD AMEND AT TOWN MEETING. THIS IS A USUAL PROCEDURE IF SOME LEGAL ISSUE ARISES.**

There was some discussion based on feedback from some citizens to expand the Village Center boundaries. This discussion can continue when work continues with Dillon Sussman, consultant, in June. Judy feels that it is important to define a Sewer District **[ion] IN** conjunction with the Village Center development.

There was discussion about an informally proposed Common Access Driveway for the Stewart property on North Valley Road. There will be one entrance for the two lots. The Board feels that a formal application with site plans will be required to evaluate a special permit application. Judy proposed that a joint hearing with the Conservation Commission would be helpful given the nature of the terrain on the site and potential stormwater issues. Pete asked if a site visit **Would** be good. Judy wants the Board to revisit the Common Access Driveway by-law (last revised in 5/96) to give the Planning Board more leeway in considering individual cases. **SHE SUGGESTS THAT FOR PURPOSES OF THIS REQUEST, THE APPLICANT SHOULD CONSULT THE ZBA ABOUT THE POSSIBLE GRANTING OF A**

VARIANCE OF SOME OF THE REQUIREMENTS—WIDTH AND SHOULDERS PRIMARILY— ON GROUNDS OF TOPOGRAPHY (ONE OF THE LEGAL REASONS A VARIANCE COULD BE GRANTED.)

SENATOR ROSENBERG'S ANNUAL MUNICIPAL OFFICIAL'S CONFERENCE WILL BE HELD There will be a meeting at GCC of the Hampshire Franklin Municipal Assn including **AND WILL INCLUDE** discussion of the Complete Streets Program which we are interested in for the development of sidewalks within the Village Center. A number of members expressed interest in attending.

Discussion of Green Burial- there are limited places where it could be allowed. The KESTREL Trust is interested and a regional **COLLABORATIVE** approach might be a good idea. **JUDY SUGGESTS THAT INTERESTED FOLKS IN PELHAM TALK WITH KRISTIN DEBOER ABOUT THIS.**

Respectfully submitted,
Andy Lichtenberg
Secretary (that was)