

**Regular Meeting of the Pelham Planning Board
September 25, 2017**

Attending: Abbie Jenks, Pete Wilson, Lexi Dewey, Judy Eiseman (recording)
Guilford Mooring, Amherst Water Department

Minutes: Minutes for September 18 approved with corrections.

**Focusing Questions for discussion with G.M. What have we got? What will we need?
What it will cost?**

Water: Amherst will give us water as long as they have it as the town is considered a customer. Water from Amherst sources is currently serving: Harkness Road, Amherst Rd to Water Plant, Cadwell, part of Jones and S. Valley to Jones Rd. All parts of our proposed Village Center development area can touch Amherst water. Pipes should be improved—developers would do it; if it's already there, owners only pay connection fee.

If zoning allows, the town of Pelham could expand the service area and pay for it but STRAP grant (like small MassWorks grants) might also be available; other sources of funding include USDA grants for small towns or Pelham could require betterments or combination of grants and other sources. Water and Sewer Commissioners in Amherst would have to agree after negotiations with Pelham Select Board. Amherst would lean toward not putting existing ratepayer money toward it. With bigger buildings and more buildings a fire pump and sprinklers might be required.

According to Mooring, Amherst has sources for up to 9 million gallons per day but not all possible sources are developed. At issue are sustainable water mgt permits, but 3.7 mg/d is what is currently being used and permitted but new permitting system requirements may involve additional expense. The current baseline is lower than SWMI requires but DEP may require more than basic water conservation if an extra 200,000 mg/d is sought—registration allows xxx as registration # (Lexi handed out a sheet "Permit Renewal Summary Sheet" for explanatory purposes.) Since Pelham is already "a customer" we can add to current usage to a certain extent.

When Centennial plan is on, pressure is better but it is the back up plan for Amherst, not a primary source.

Sewer: Exists only down Amherst Road but there are stubs so what would be needed is to charge an access fee and payment for the cost of pipe and work—outside contractor can be hired. Gravity is important but cost is generally \$4-5,000 for in house pump but could be much more depending upon the particular situation. Cost to a homeowner for a sewer connection for a second home on a lot is probably less than for a septic system. Manhole might be required if properties are subdivided to keep connections separated by dwelling or business.

Capacity. If Centennial treatment plant is used more often, Amherst would have to make adjustments in operations, but whereas there may be some flow restrictions for water, the treatment plant only deals with Amherst and part of Pelham so sewer capacity is fine for many years.

Agreement between the two towns for sewer and water is still to be authorized. At some point Amherst may need to do repair to water lines and at the same time it would be good to put the sewer pipes in where they currently are not available. Within five years the expectation is that water lines will be enlarged and replaced. Mooring advises indicating through zoning where sewer and water can go, rather than creating a sewer district which would indicate creation of a management entity for the town of Pelham—not something the town probably can do.

Eiseman noted that some members of the Planning Board should be available for discussion with the Select Board and Highway Superintendent during any negotiations or talks about water and sewer issues since we have some experience with these issues that may be helpful as money is not the only issue to be discussed. MassWorks or STRAP grants programs will want to see zoning in place and somebody (town or residents) who want to have the work done before considering applications.

Judy will ask Doug Albertson to attend our meeting on November 6 for an hour to discuss design standards. It is also noted that a potential design studio with UMass students is pending and will require further amplification/discussion soon.

We will meet with Select Board on October 11 or the next meeting agreeable to all PB members.

Next meeting of the Planning Board: November 6

Respectfully submitted,

Judy Eiseman