

**Regular meeting Pelham Planning Board**

**November 6, 2017 7 pm**

**Attending:** Abbie Jenks, Chair, Judy Eiseman (recording), Lexi Dewey, Guest: Doug Albertson  
Housing Committee Members: Tilman Lukas, Jim Lumley, Gail Kenney, Ruth Elcan

**Minutes:** September 25, 2017 approved without objection

**Village Center Bylaw Discussion** (Planning Board and Doug Albertson, Planning Director, Town of Belchertown was present to give his opinions/advice/observations on Village Center. zoning being prepared for spring town meeting. Housing committee members in attendance were present to provide and gain information and are not deliberating because Open Meeting Law posting requirements were not met. The HOUSING COMMITTEE indicated that consideration is being given to ways to bring new folks into town and create programs that make Pelham a little more affordable understanding that Pelham's situation is difficult to change given land constraints.

Following an overview of the current draft by the Chair, questions and comments arising during the general discussion included the following:

- The concept underlying the effort to create a Village Center is to provide the means to enable development but not to oversell it as a panacea for all of the town's problems including lack of affordable housing, revenue, business opportunities, etc. This will take time.
- Are flag lots possible? If so, this might provide additional options for housing.
- Add language meeting dark sky regulations to minimize glare, protect bats, insects, etc.
- The term "Story" can become problematic (see definition of "story"—B'town has two stories throughout town.) [belchertown.org/planning/](http://belchertown.org/planning/)
- Setbacks: 10 feet may be too narrow; 15 to 20 feet may be more to the point or perhaps a set back that increases with the height of a proposed structure.
- Recommends design standards be separate from zoning bylaws and have as separate design document or on website. Check with Joel Russell on form based codes.
- Concept of no new residences in Village Center mixed use discussed. No decision reached.
- Fencing—no chain link or no chain showing?
- Albertson recommends storm water bylaw be passed.
- Try to have neighbors attend the Planning Board meeting on December 11 by getting an invitation out to them.

**December 6 regional planning studio presentation.** Abbie will let others know.

Abbie will send housing maps to committee members and zoning maps to Housing Committee.

**Contract** for Dillon Sussman to work with us signed and approved to work with us in January.

**Discussed marijuana moratorium.** The Chair will discuss with PVPC staff to determine timing and implementation schedule for Pelham as we believe this potential business may not be appropriate for the town.

Meeting Adjourned at 8:50 pm.