

February 21, 2018
Planning Board meeting
6:30 pm in Historic Room at library

Present: Jenks, Dewey, Wilson, Eiseman (recording), Leslie Laurie, Bob Graves, guest

Minutes of 2/5/18 meeting approved.

Updates: Zoning proposal has been sent to Town Counsel with instructions to get them back to us by mid-March. Copy and maps are in library and on the town website with notice of Feb 26 public hearing. It was noted that this hearing is not a legal hearing because although it was posted in a timely and proper manner, so much has changed in the document since it was posted that the document is considered insufficient for proper public notice. The current document is in Town Counsel's hands and notice has been given about where it is available to be read and when the next public hearing is to the list of Next Door Pelham as well as the neighbor lists and Pelham citizens list that Abbie had available. Assuming that Counsel returns the zoning document with comments in time, the Planning Board will go to the Select Board meeting on April 4 with a final draft to be put on warrant. The Planning Board will meet with the Board of Health on April 9 and will hold a final public hearing on either April 25th or 30th with any additional changes that may be required in the interim noted. Abbie will post and send to other towns, and boards as required by law.

Abbie wants the Board to present itself as a unified board with shared responsibilities among board members. She will take responsibility for making the primary presentation to Town Meeting with the rest of the members responsible for answering specific questions on various sections of the bylaw should they arise or additional presentation be needed.

Abbie reported that Dana MacDonald, Conservation Commission Chair, indicated at a CPA meeting that the ConCom will not support the town center rezoning unless storm water management bylaws are passed. The Planning Board notes that this is not what the Conservation Commission's opinion was when we met with them last month and that both bodies had agreed to wait until the fall to present what will be a complicated addition to zoning bylaw requirements. The Board generally agrees that storm water mandates from state and federal environmental agencies will require us to deal with this important issue as a matter of public health and safety. Stormwater management is only one measure but is important to prevent flooding, erosion, and unnecessary discharge off one property to either an adjacent property or to public ways and drains.

The Board will attempt to address our approach to the storm water issue at public hearings and meetings prior to town meeting and perhaps in some abbreviated way in the proposed zoning changes while holding off on drafting the appropriate and more complicated changes to be ready for fall town meeting's consideration. At town meeting in May, the Board will emphasize that this is a phased project and that some changes will result in higher costs either to the town or developers or

may require further changes to the entire proposal so we will respectfully oppose significant amendments at this time.

Next meeting and other deadline dates for the Board are as follows:

February 26	Public Hearing	7 pm	Ramsdell Room
March 5	Regular meeting	7 pm	History Room
March 7	Select Board meeting	6 pm	
March 8	Warrant articles due to Town Clerk		
March 12	Regular meeting	7 pm	
Mid to late March:	receive zoning document from Town Counsel with any additional changes		
April 2	Regular meeting	7 pm	(to prepare for meeting with Select Board & set hearing time)
April 4	Select Board meeting	6 pm	(to present final copy to the Select Board)
April 9	Meet with BOH	7 pm	
April 23 or 25	Probable public hearing dates (to be decided at April 2 meeting in time for posting)		
May 12	Town Meeting		

The Grant Abbie applied for has been awarded for a preliminary study for complete streets working with PVPC on traffic calming and walkways/trails/biking for the Village Center area.

At the March 5 meeting we will review the public hearing outcome and discuss the LID guidelines.

Adjourned 7:53 pm