

Minutes of the Pelham Planning Board 1/9/17

DRAFT

Called to order at 7:10 pm and meeting ended at 9 pm

Present: Chair, Abbie Jenks; Judith Eiseman, recording; Lexi Dewey

Absent: Leslie Laurie, Peter Wilson

The Chair noted that there have been changes promulgated relative to the maintenance of Public Records which went into effect as of 1/1/17. Provisions include timing of notices and reaction to FOIA requests and other requirements. Jenks noted that the Select Board is hiring someone for 18 hours/week to help Town Clerk. Staff time can be compensated at \$25 after the first four hours. As it is seen as an unfunded mandate things are moving along to correct the situation. In the meantime, no one has been selected by the Planning Board to serve as the Board's record keeper. The hope is that member Wilson will consider doing this. Members present suggested that many of these requirements are unrealistic for small towns with little or no staff and all volunteer boards.

Review continued of potential zoning changes to create a Village Center. Concerns had arisen that Amherst water and sewer might not be available. As the entire concept is predicated on the availability of these public services, the Chair has contacted Jason Skeels, Town Engineer for Amherst. Skeels indicated that Amherst has no problem with capacity at the moment but that could change but further clarification will be sought. Discussion will continue at the January 23rd meeting.

Discussion on the timing of public hearings and Town Meeting resulted in a decision to put off bringing the Village Center proposal until the Fall of 2017.

Lighting issues/information has been sought relative to maintaining "dark sky" standards in Pelham.

Members continued the Review of elements of draft Village Center zoning, making a list of questions to ask of the PVPC consultant or that warrant further consideration by the Board. These included:

- Is livestock and other farming a by-right use? Can we require site plan review?
- Should PB be SPGA for VC?
- Solar special permit changes in VC and town wide to limit acreage
- Add brewery as a possibility for the town center
- delete vehicle oriented uses, hotel/motels, drive through facilities p. 11
- consider more fully the prohibited uses on page 11.
- Take out the mansion type description and pictures out of town center
- Take a picture of Cushman Market to substitute for the general store currently in the draft
- Lighting may have further requirements at a later time.
- pictures of parking are needed to illustrate at TM

Jenks will contact Rick Adamcek regarding "complete street" policies

Members will continue to review Article V and remaining proposed changes at next meeting which will be held in the Library Historic Room at 7 pm on January 23, 2017.