



WARRANT ARTICLES
Town of Pelham
Fall Special Town Meeting
Monday October 15, 2018, 7:00pm
Historic Old Town Hall

Hampshire, ss.

To one of the Constables of the Town of Pelham, in said County.

Greetings:

In the name of the Commonwealth of Massachusetts you are hereby directed to notify and warn the inhabitants of the Town of Pelham, Massachusetts, qualified to vote in the Town affairs to meet in the Pelham Historic Old Town Hall, located at the intersection of Route 202 and Amherst Road in said Pelham on Monday, the 15th day of October, in the year A.D. 2018 at 7:00 pm for the reading of the Town Warrant and to proceed with the meeting.

Article 1.

To see if the Town will vote to amend the Zoning Bylaw, Chapter 125, Section 125-5, Table 1, Schedule of Use Regulations, under "Restaurant/Bar/Entertainment with building footprint greater than 2,500 sq. ft.", by deleting, under Village Center Mixed-Use, the words **Site Plan Approval** (SPA) and substituting **Special Permit** (SP), or take any other action relative thereto.

Recommended by the Board of Selectmen.

Article 2.

To see if the Town will vote to amend the Zoning Bylaw, Chapter 125, Section 125-9.1 C(5), by inserting the word "attached" before "accessory apartment" to read:

"The **attached** accessory apartment shall be designed so that the appearance of the building remains that of a one-family residence. In general, any new entrances to the accessory apartment shall be located on the side or rear of the building." or take any other action relative thereto.

Recommended by the Board of Selectmen.

Article 3.

To see if the Town will vote to amend the Zoning Bylaw, Chapter 125, Section 125-26 C(1), by changing "planning board" to "granting authority" and adding the words "Planning Board, Zoning Board of Appeals" in the final sentence of the first paragraph to read: "The **granting authority** shall, within 15 days, transmit one copy each to the **Planning Board, Zoning Board of Appeals**, the Building Inspector, Board of Health, Conservation Commission, Historical Commission, Board of Selectmen, Highway Department, Fire Department and Police Department [Amended 5-4-1991 ATM, Art. 18'] who shall review the application and submit their recommendations and

comments to the **granting authority** concerning;” or take any other action relative thereto.

Recommended by the Board of Selectmen.

Article 4.

To see if the Town will vote to accept the recommendation of the Community Preservation Committee, in association with the Housing Committee, and working in partnership with the Valley Community Development Corporation to appropriate from the Community Preservation Fund balance the sum of \$42,000 to provide two (2) \$15,000, 0% interest, five-year deferred payment loans for down payment and closing costs to low/moderate income households earning 100% or less of the Area Median Income to assist them in the purchase of a home in the Town of Pelham, or take any other action relative thereto.

Recommended by the Board of Selectmen.

Article 5.

To see if the Town will vote to accept the recommendation of the Community Preservation Committee, in association with the Conservation Commission, and working in partnership with The Kestrel Trust to appropriate from the Community Preservation Fund balance the sum of \$36,000 for the purchase of a conservation restriction on two parcels of land located on North Valley Road, currently owned by Donald F. Fennessey, Assessors' Map and Lot numbers 3-66 and 4-22, totaling 44.75 +/- acres, or take any other action relative thereto.

Article 6.


To see if the Town will vote to raise and appropriate or/ transfer from available funds the sum of \$10,000 for the purpose of installing four electric vehicle charging stations in the community center parking lot, provided that no sums shall be expended hereunder unless 100% of the costs of interconnecting to the charging stations are covered by a funding grant (including cabling, trenching, meter socket, and other electrical components) and 50% of the costs of the charging stations are covered by a funding grant, or take any other action relative thereto.

Recommended by the Board of Selectmen.

Alisa Pearson, Chair



Karen Willard-Ribeiro, Vice-Chair



Robert Agoglia, Clerk

Signed September 17, 2018 by the Board of Selectmen

Posted: 9/20/18, 2018
Fire Station/Police Station and Rhodes Building

Constable

