

Town of Pelham Zoning Board of Appeals

Notice & Revised Agenda for a June 29, 1921 Hearing Session re: an Application from Home City Development, Inc. and Amethyst Brook Apartments, LLC, for Amethyst Brook Apartments

Time & Place: The hearing session (continuations of those held on March 22, April 21 & 28, May 18 & 25, & June 8), will start at 6:15 PM at the Library's Ramsdell Room. Please note the following:

- This hearing of the ZBA will be held in-person at the library. Members of the applicant team and public are welcome to attend this in-person meeting. However, although an option for remote attendance and/or participation is being provided as a courtesy to applicant team members and the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly.
- To join via computer: <https://umass-amherst.zoom.us/j/94392249623>
- To join via telephone, call 646/876-9923; when prompted, the Meeting ID is 943 9224 9623
- At 6 PM — prior to this hearing focused upon the application for Amethyst Brook Apartments, LLC — the ZBA will conduct a brief hearing and meeting for an unrelated application for an in-home occupation. If that hearing goes a little past 6:15, please be patient.

Revised Agenda* for June 29 Amethyst Brook Apartment Hearing Session

1. Approval of minutes for June 8 hearing session.
2. **Lighting.** A continuation of the previous discussions regarding the applicant's lighting plans and requested lighting-related waivers.
3. **Discussion of all other waivers**—those not related to lighting—grouped into the following categories:
 - **Macrodesign issues** related to allowing the development of two multifamily dwellings—one of which is proposed to contain 28 units (plus a small administrative office) whose front entrance opens onto a sidewalk connected to a parking lot—on a single parcel that spans two different village center districts;
 - **Procedural issues** relating to using the comprehensive permit process in lieu of special permits, site plan approvals, variances, and approval by specified town bodies or officials; and
 - **Specific design issues**, including those related to stormwater management, filling of land areas, safety, driveways, parking, screening, sidewalks, dimensional requirements, and monitoring during construction.
4. **Discussion of possible conditions.**
5. **Discussion of next steps**, including whether the hearing will be continued or closed, and if the hearing is closed, what principles will guide the ZBA as it conducts deliberative meetings.
6. **Motion** either to (a) continue the hearing at 6:15 PM on a date to be determined at the time, or (b) close the hearing and schedule a date for the Board's deliberation.

*The list of topics was comprehensive as of the date of posting, however the ZBA may consider or take action on unforeseen items relating to the Application not listed here to the extent allowed by law.

RECEIVED: 6/17/21 @ 10:24 A.M.