

Zoning Board of Appeals Meeting Agenda for 1-20-21

Place: Join Zoom Meeting

<https://umass-amherst.zoom.us/j/6129748692?pwd=L3NVVUI0RXV5Z2hoeklnM3M2d0pvZz09>

Meeting ID: 612 974 8692

Passcode: 300594

Dial by phone

+1 646 876 9923 US (New York)

Date: January 20, 2021

Time: 4 pm

AGENDA (Revised on 1-13-21)

4:00 to 4:10 Approve minutes from three previous meetings. (September 17, 2019, November 21, 2019, and February 19, 2020)

4:10 to 4:20 Motions to amend Sections 3.8 and 3.9 of Pelham's ZBA's Comprehensive Permit Regulations (as adopted on 11/21/19 and revised on 2/19/20) by deleting the material below that has been crossed out and adding the material below that has been underscored):

3.8 **Requested exemptions**—a detailed list of requested exemptions to local bylaws, regulations, codes and requirements, which shall include an analysis of each requirement for which an exception is sought, and the location on the plans for which the exception is sought (if applicable) and a complete explanation of why the exception is required to keep the project from becoming uneconomie. Only those exemptions specifically enumerated in the Application shall be considered. After the preconditions in 760 CMR 56.05 (6)(a) have been met, the ZBA will ask for a complete explanation of why each exception is required to keep the project from becoming uneconomic.

3.9 **Financial pro forma**—After the preconditions in 760 CMR 56.05 (6)(a) have been met, the ZBA will ask for a complete financial pro forma, detailing the project's anticipated costs and revenues. The pro forma shall itemize all development costs and all profits and distributions, in accordance with applicable law, regulations and requirements, including, where applicable, the requirements and guidelines of the Commonwealth's Department of Housing and Community Development, MassHousing and the entity from which subsidy funding is sought. The Applicant shall fully disclose, in writing, to the Board all related party transactions. If the claimed land acquisition value is more than five percent (5%) greater than the land's most recent assessed valuation as determined by the Town of Pelham, the application shall contain an appraisal of the property, prepared by an appraiser certified as a Massachusetts General Appraiser, with a valuation date no greater than six months prior to the application date.

4:20 to 4:30 Additions or changes to agenda or order of discussion

- Update on Governor Baker's order regarding deadlines for quasi-judicial hearings
- Sharing of information about the pending 40B application

Comments, input and questions from the public, other officials, and observers. If all allotted time is unused, the Board will entertain questions. Questions/comments for clarification are permitted at the discretion of the Chair.

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

RECEIVED: 1/18/21 @ 11:03 a.m.