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Executive Summary:

This master plan addresses issues that were identified through a community workshop, planning board input, and the goals of previous plans. These issues include the desire for economic diversity, a town center, protection from unlimited growth and maintaining rural character.

The recommendations of the plan are based on the following goals:

- ◆ Create a village center that promotes limited economic development, nurtures a sense of community identity and maintains the town's rural character.
- ◆ Increase economic diversity and consumer convenience, potentially easing the property tax burdens of the residents of Pelham.
- ◆ Maintain the controlled growth of residential homes ensuring that public services, education, and the residential tax base can accommodate new residential development without affecting the overall character of the town.
- ◆ Encourage land use in Pelham that favors residential use, open space and watershed protection in areas that complement the rural character of the town, while permitting limited commercial development.
- ◆ Identify and preserve the environmental quality of Pelham's open spaces and natural resources while maintaining the town's visual rural character and open spaces.
- ◆ Provide a variety of outdoor recreational possibilities that can be enjoyed by adults, families, young people and seniors of the community.
- ◆ Encourage the protection of sites, structures and views of unique historical, cultural or scenic value, while also evaluating the potential impact of future development on these resources.
- ◆ Provide the community with services and facilities that are responsive to the present and changing needs of the residents.
- ◆ Provide for a balanced transportation system that allows for safe and efficient movement of vehicles and pedestrians through the Town of Pelham.

The proposal for a village center is an important feature of the plan that addresses both economic development and rural character. The remaining goals address the legal

requirements of a master plan and the issues which are important to the town (for an explanation of the legal requirements see section 1.3 Legal Authority). Key recommendations include:

- Create a Village Center at the junction of Amherst Road, North Valley and South Valley Roads.
- Expand opportunities for home-based economic activity by adopting a more flexible home occupation zoning bylaw.
- Set up commercial zoning on a limited number of parcels to allow for specific types of commercial development consistent with town desires.
- Provide for the promotion of local markets and fairs including organization and marketing.
- Rely on the historical significance of Pelham to promote limited tourism activities in the town by having tours of historic areas and cemeteries.
- Work to maintain the predominantly single-family character of the town, while seeking to promote increased variety of housing types and prices.
- Carefully consider development proposals, ensuring that future development will not negatively affect the town's fiscal condition or rural character.
- Investigate methods of increasing options for elderly housing such as the adoption of a retirement community cluster.
- Create a current land use map that is available for residents and interested parties.
- Revise Pelham's zoning to create land use categories for open space, recreation and conservation lands.
- Study and understand the long-term impacts of growth.
- Map existing open space and natural resources.
- Create an open space committee that would identify and prioritize town lands for acquisition; to expand wildlife habitat, protect environmental corridors, and connect with regional greenway systems.
- Expand and diversify current recreation opportunities.

- Provide adequate after-school recreational opportunities for elementary and secondary school students.
- Provide space for community events and unstructured group and individual activities.
- Create an inventory of Pelham's existing cultural and historic resources.
- Consider using historic structures for adaptive re-use.
- Evaluate all proposed development within Pelham for its effects on cultural and historic resources.
- Protect existing open views of interest while evaluating possible future views to be created.
- Develop a Capital Improvements Program.
- Evaluate the need for developing a municipal sewer system in a restricted area of Pelham (e.g. Pelham Elementary School on Amherst Road to Amherst town line. See chapter on Village Center).
- Work with the Pioneer Valley Transit Authority (PVRTA) to assess the need, and possibility, of a regularly scheduled bus stop at the new Community Center.
- Amend the town regulations to include rural road design standards.

Pelham faces a challenge balancing goals and recommendations so that each can be met. An example of this is the goal of increased economic diversity, which is a desire and concern in the town. While economic development presents positive opportunities for the town, it concurrently poses a threat to the rural character of Pelham. The key to this dichotomy is to limit both the type of commercial development and the geographic area in which it is permitted. Identifying what constitutes rural character and making recommendations that promote it are important to the realization of this master plan. Therefore, recommendations are made that enhance what many consider to comprise the rural character of Pelham; namely open space. Overall, this plan will guide Pelham into the future ensuring sustainable and desirable development.

Chapter 1.0: Plan Process

1.1 Purpose of a master plan

The purpose of a master plan is two-fold. First, the plan serves to map out the direction the town wishes to take into the future. Based on the desires of the community's citizens, the plan indicates areas of desired change and areas where maintenance of the status quo are desired. A master plan is the tool by which a community can be proactive in preparing the town for the future, instead of acting reactively to problems once they have occurred.

The second purpose of a master plan is to create guidelines for town decisions. These guidelines will outline the steps, such as capital improvements and regulations, that are necessary to achieve the town's goals. Having a framework in place to guide future action diminishes the possibility of arbitrary decision making to resolve a problem without considering future impacts.

Planning Defined

The international City/County Management Association has defined planning as follows:

“The broad object of planning is to further the welfare of the people in the community by helping to create an increasingly better, more healthful, convenient, efficient, and attractive community environment. The physical as well as the social and economic community is a single organism, all features and activities of which are related and interdependent. These facts must be supplemented by the application of intelligent foresight and planned administrative and legal coordination if balance, harmony, and order are to be insured. It is the task of planning to supply this foresight and this overall coordination.”

(Stokes, Watson, and Mastron 1997, 161)

1.2 Scope of a Master Plan

The Town of Pelham, Massachusetts has developed this master plan to help guide controlled residential and economic development, with the aim of mitigating potentially negative impacts on its existing rural character. Pelham’s master plan defines what its residents currently value about their community, and provides the means for achieving what they envision Pelham to be like in the future. The plan is not regulatory but rather it is meant to be advisory.

1.3 Legal Authority

The master plan is a source to be referred to by town officials and residents when considering public policies which may affect the town. The legal authority from which this master plan is developed is derived from Massachusetts General Law chapter 41, section 81D.

The master plan provides a statement to be used as the basis for decisions regarding the long-term physical development of a municipality. To ensure consistency, the master plan must include the following elements:

- Goals and Policies
- Land Use
- Housing
- Economic Development
- Cultural and Historic Resources
- Open Space and Recreation
- Services and Facilities
- Circulation
- Implementation

1.4 Pelham: Overview

The Town of Pelham, Massachusetts, is located in Hampshire County, within the Pioneer Valley region. Pelham is bordered by the Town of Shutesbury on the north, Belchertown on the south, Amherst on the west, and the western branch of the Quabbin Reservoir on the east. Key demographic features, that provide a profile of the town, are listed below. A demographic inventory is available in Appendix A.

- The Town of Pelham had 1,381 residents as of January 1997, and is expected to increase at a marginal rate throughout the next two decades.
- Pelham is an aging community with 9% of its population over 65 years of age, and 31% of the residents over the age of 45 in 1990.
- The 1990 median household income was \$49,050, and 50% of the households earned \$50,000 or more.
- The largest employers in Pelham's economy are the government and construction sectors.
- The labor force has remained relatively consistent over the past few years, and the unemployment rate of 2.5% in 1996 is well below the state unemployment rate of 4.3%.
- A large number of Pelham's residents are employed in retail trade and health and educational service industries. There are a large number of professional and government workers who reside in the town.
- The tax rate in Pelham is \$18.39. Pelham receives 71.5% of its revenues from local property taxes (compared to the state average of 58.8%) and 8.6% of its revenues from state aid (compared to a state average of 18%). This indicates that the burden of paying for town finances falls heavily on homeowners.

1.5 Community Values

Due to its unique geography, Pelham has not experienced many growth pressures, yet the cultural and economic opportunities necessary for a healthy community are easily accessible in surrounding towns. Residents of Pelham enjoy the benefits of surrounding communities while being able to live in a community that has avoided the negative aspects associated with development. Maintaining the current conditions in Pelham is important to its residents. Preservation of the rural landscape, and the character it enhances, is a priority for achieving this end. This includes the protection of open space and scenic vistas for future generations to enjoy.

There is also a strong belief in preserving a way of life unique to New England towns. This involves maintaining a safe and healthy atmosphere which is conducive to family life, and in which each resident enjoys the benefits of clean air, clean water and a truly healthy environment. Pelham's proximity to neighboring Amherst and Northampton allows its residents to explore diverse cultural, recreational, economic and educational activities, without the town having to be the primary provider of these resources. Pelham's rich history is also truly unique and greatly valued by its citizens. While change is often inevitable and sometimes necessary, planning that reflects community values will ensure that the positive aspects of life in Pelham will be enjoyed by future generations.

1.6 Synopsis of Past Study Goals

Over the past seventeen years Pelham has had a number of studies done concerning all aspects of their town. These studies address areas such as growth management, a town center, streets, building needs, conservation, recreation and a master plan which was never adopted. Overall, ten studies were evaluated to determine goals the town has set in the past, which goals were implemented, and of the goals that weren't

implemented which were still viable. The goals that were extracted from each plan can be found in Appendix B. There were some common themes from these studies:

- Strengthening zoning bylaws was a key feature of the master plan and growth management plan. Notable was the change to two acre minimum zoning and stricter wetland and watershed protection.
- The creation of a town center was discussed with recommendations as to possible sites.
- Improvement of road safety was proposed, without creating roads that would allow for increased speeds.
- Building needs in the town were addressed, and have since been acted upon with the soon to be built community center.
- The burden of property taxes on the residential homeowner has also been a concern in Pelham. Recommendations were made on how to ease this burden on the homeowner.
- The rising cost of the elementary school, being the largest component of the municipal budget, has been much debated with questions as to whether the town can continue to maintain the same level of service into the future.
- Issues of conservation and recreation were addressed with the hopes for providing the most benefit to the citizens while maintaining the town's much cherished rural character.

1.7 Community Involvement

Pelham is a relatively small town with a strong tradition of civic involvement in planning issues. Pelham officials worked to ensure that this master plan will provide the kind of future that this community desires. Many of the town's officers were interviewed and a community workshop was also facilitated to solicit community input on the planning process. The results of the community workshop are available in Appendix C. The following is a brief synopsis.

The workshop highlighted some important issues. The town enjoys its proximity to Amherst and all the services available there; Pelham, however, wants to forge its own identity. Another critical issue is to what degree sewer service should be brought into the

town. Pelham would like to see the extension of sewer to provide for more options within the area being considered for the village center, but understands that this possibility needs to be studied to identify the possible ramifications. Many of these issues have surfaced in nearly all meetings and conversations, and all together they have provided the context through which this master plan proposal has been developed.

1.8 Goals

The Pelham master plan is organized around the following nine goals:

- ◆ Create a village center that promotes limited economic development, nurtures a sense of community identity and maintains the town's rural character.
- ◆ Increase economic diversity and consumer convenience, potentially easing the property tax burdens of the residents of Pelham.
- ◆ Maintain the controlled growth of residential homes ensuring that public services, education, and the residential tax base can accommodate new residential development without affecting the overall character of the town.
- ◆ Encourage land use in Pelham that favors residential use, open space and watershed protection in areas that complement the rural character of the town, while permitting limited commercial development.
- ◆ Identify and preserve the environmental quality of Pelham's open spaces and natural resources while maintaining the town's visual rural character and open spaces.
- ◆ Provide a variety of outdoor recreational possibilities that can be enjoyed by adults, families, young people and seniors of the community.
- ◆ Encourage the protection of sites, structures and views of unique historical, cultural or scenic value, while also evaluating the potential impact of future development on these resources.
- ◆ Provide the community with services and facilities that are responsive to the present and changing needs of the residents.
- ◆ Provide for a balanced transportation system that allows for safe and efficient movement of vehicles and pedestrians through the Town of Pelham.

By working to attain these goals, Pelham will be able to achieve the kind of community that it desires in the future.

1.9 Regional Issues

The demographics, principals of growth dynamics, market factors, and management of surrounding towns can have positive and negative influences on the Town of Pelham. Pelham has been classified into many regions including the Five-College Region, Hampshire County, Pioneer Valley and Western Massachusetts.

As Pelham is a rural community placed in a larger region, it is also important to understand the different policies that surrounding town governments will be pursuing in the near future. For the purpose of this plan the surrounding towns of Amherst, Belchertown, North Adams, Shutesbury and Ware were analyzed for comparison with Pelham. These communities were selected because they are adjacent to Pelham or are located along major corridors of Route 9 and Route 202, which are shared by Pelham.

According to the 1996 Massachusetts' Business Directory, there were 28 registered businesses within the town of Pelham (See Appendix D for a detailed listing). The majority of these businesses were small businesses that employed a limited number of people. Pelham differs from other communities in the region because of this lack of commercial and manufacturing activities. However, Pelham does benefit from spillover effects such as an increase in population, and other socioeconomic conditions that are related to existing businesses in nearby towns. At the same time, Pelham does not enjoy the benefits of infrastructure improvements, diversified work force and additional businesses that help to alleviate the tax burden and characterize a balanced community.

Pelham needs to look at the larger region if it wants to take advantage of the opportunities the region offers in aiding the town to reach its goals. By understanding its regional context, Pelham will gain an improved perspective of its role within the region.

Tables 1-1 and 1-2 highlight various demographic and economic characteristics of the surrounding towns, compared to Pelham. According to the Massachusetts Institute for Social and Economic Research (MISER), the region is projected to experience modest growth through 2010, but not at the percentage rate experienced in the region between 1980 to 1990 (Massachusetts Institute for Social and Economic Research 1994). Although the region has experienced high percentages of growth in areas such as Shutesbury and Belchertown, the region's density per square mile remained relatively low, with Amherst retaining the highest population density with 1,273 residents per square mile. The region's population over 65 years of age will continue to grow through future decades.

Table 1-1: Demographic Comparisons Between Pelham and Surrounding Towns in the Region

Town	U.S. Census		MISER Projections				1989 Density Per-Square Mile	1990 % of Pop. over 65	
	1980	Percent Change	1990	Percent Change	2000	Percent Change			2010
Pelham	1,112	23.5%	1,373	6.1%	1,457	4.3%	1,520	55	9.2%
Amherst	33,229	6.0%	35,228	6.0%	37,355	6.0%	39,780	1,273	5.1%
Belchertown	8,339	26.9%	10,579	15.4%	12,206	10.8%	13,528	201	10.0%
New Salem	688	16.6%	802	7.0%	858	4.6%	897	18	11.6%
Shutesbury	1,049	44.8%	1,561	16.5%	1,818	11.7%	2,030	59	6.3%
Ware	8,953	9.6%	9,808	7.6%	10,552	6.6%	11,249	285	16.1%

Source: U.S. Census 1980, 1990; Massachusetts Division of Employment and Training 1997 & Massachusetts Department of Revenue 1997

Table 1-2 compares Pelham’s economic characteristics with those of surrounding communities. In 1990, Pelham had the highest median household income in the region with \$49,050. Also, Pelham had the second highest tax rate in the region behind the Town of Shutesbury, which had a 1997 tax rate of \$20.30. The 1996 unemployment rates for the towns in the region were relatively low.

Table 1-2: Comparisons Between Pelham and Surrounding Towns

Town	Median Household Income	1997 Tax Rate	1989 Average Single Family Tax Bill	1996 Labor Force	1996 Unemployment Rate	Largest Employment Sector (S.I.C)	Comp. Plan	Economic Development Organizations
Pelham	\$49,050	\$18.39	\$2,748	881	2.5%	Government	No	No
Amherst	\$26,772	\$18.34	\$2,981	16,936	1.7%	Government	No	Yes
Belchertown	\$38,868	\$17.16	\$2,148	6,253	3.2%	Government	Yes	Yes
New Salem	\$35,625	\$13.50	\$1,483	392	4.6%	Government	No	Yes
Shutesbury	\$39,868	\$20.30	\$2,668	985	3.0%	Government	No	Yes
Ware	\$29,425	\$15.97	\$1,163	4,665	4.7%	Trade	Yes	Yes

Source: U.S. Census 1980, 1990, Massachusetts Division of Employment and Training 1997 & Massachusetts Department of Revenue 1997

The major employment sector for the region in 1996 was under the standard industrial classification code of government, and this trend will most likely continue into the future. In 1994 the three largest employers in Amherst were the University of Massachusetts with 4,750 employees, Amherst College with 639, and the Amherst Pelham School District with 509 employees. In Ware, the major three employers were Kanzaki Specialty Papers, Inc. with 280 employees, Mary Lane Hospital with 220 employees, and Country Bank Savings with 130 employees (Pioneer Valley Planning Commission 1994a). The presence of these major sub-regional employers may explain the high percentage growth of Pelham’s residents working in health and educational services highlighted in Table C-7 in Appendix C.

On the same note, the Pioneer Valley Planning Commission forecasts that the service (26%) and contract construction (22%) sectors will experience the largest percentage growth in the Valley from 1991 to 2005, while manufacturing jobs are forecast to decline 14% during the same time period (Pioneer Valley Planning Commission 1995).

An interesting point is that only two of the six towns, Belchertown and Ware, have comprehensive plans that have been adopted.

Vision” Statement: The Next Millenium

The following represents a “vision” of what the Town of Pelham may be like in the future with the successful adoption and implementation of a master plan:

Pelham is a town known for natural beauty and a strong community spirit. Rural quality is the reason that many choose to make their homes here and protection is in place to preserve it for the next generation’s enjoyment. The village center and town common have become a central gathering place for all manner of activities from community festivals to spontaneous games of frisbee. People driving into the town have a definite sense of entering into a traditional New England setting. Rural roads are safe and efficient, while remaining one of the characteristics of rural quality for the town. Scenic views have been preserved, and in some cases opened up, to reveal a diversity of natural and cultural resources. Controlled economic development has resulted in an appropriate level of commercial convenience that contributes to rural quality in the form of small town shops. Home businesses are also encouraged and flourishing, providing employment opportunities and a financially secure environment. A diversity of recreational opportunities, including hiking and cross country skiing, allows residents of all ages to enjoy their leisure time without having to travel miles to other towns.

Achieving this “vision” will require the diligent implementation of the aforementioned goals. These goals were not developed impulsively. Instead, they are the result of the analysis of past planning efforts and contemporary community ideas.

Chapter 2.0: Village Center

2.1 Goal

Create a village center that promotes limited economic development, nurtures a sense of community identity and maintains the town's rural character.

2.2 Rationale for a Village Center

The creation of a village center is important for the future of Pelham. A town center can convey the image of the community: its vitality, pride, and culture. A village center can be a positive addition to Pelham, becoming the “common ground” to be shared by a majority of residents, improving the sense of community, rural character and commercial convenience.

Sense of Community

A sense of community in a small town is often based partly on that town's unique physical identity. This identity is embodied in a central place and its design, architecture, art, streetscape, signage, culture and the surrounding natural landscape. The construction of the Pelham Community Center, along with the existing elementary school and future opportunities for home businesses, will serve to define the village center as the focal point of the community. The village center is meant to bring together the people of Pelham. Although there are other possible locations, such as the historic center on Route 202, where community activities can be cultivated and enjoyed, none is likely to be as central, nor has the potential of Pelham's village center to best serve the community.

Rural Character

Pelham is among the fortunate towns in the Commonwealth of Massachusetts and the Pioneer Valley to have a vibrant rural character that the residents cherish and plan to maintain and improve. Pelham has managed to maintain this desired rural character over time through preservation of valuable natural resources. The addition of a village center, however, will give a much needed focus to a classic New England landscape.

Commercial Convenience

The residents of Pelham have to travel to one of the surrounding towns for many of the products that they need. For some this is not a quick trip to the market. By providing the opportunity for small-scale retail activities in Pelham, the residents will be granted a measure of convenience in their daily lives. What adds character to rural towns in America more than the local general store or coffee shop where residents come to meet people as much as purchase goods?

2.3 Objectives

- Create options for limited business development.
- Develop “village center” zoning regulations.
- Define boundaries, amenities and infrastructure appropriate to a village center.
- Explore options for a village common area.
- Address the scope and effects of sewer installation.
- Develop a series of phased steps that address a variety of potential impacts, and which can be implemented in a timely manner to reach the overall goal of a village center.

2.4 Recommendations

Create a Village Center at the junction of Amherst Road, North Valley and South Valley Roads.

The optimum site for the village center is at the junction of Amherst Road and the Valley Roads. Many of the town functions are located in this area, including the school and new community building, and the majority of town traffic flows through this area going to and from Amherst. This area would serve as an ideal focal point for the community.

This site has been recommended in past studies, such as the Pelham Master Plan in 1987 and the Growth Management and Town Center Plans completed in 1988. The latter two of these plans recommended that the best site for the town center is at the intersection of Amherst Road and North Valley Road. The other options for the town center included the intersection of Amherst Road and Route 202 where the town's historic buildings are located, and the intersection of North Valley and Cook Roads.

The village center would be created through a series of phases in the short, medium and long term. Each of these steps can be taken as the town sees fit and is financially able. The following section provides recommendations for the creation of a town center. Following those recommendations a detailed set of time-linked action strategies is presented.

Village Common

A common green space should be included in the town's plans for a village center. An accessible location would be in the lot that is now the home of the mobile home complex (see Figure 2-1, parcel 3/29). The best option may be for the town to work with the owner of the property as well as the residents of the mobile homes to obtain this area. Another opportunity would be for the town to purchase a suitable piece of property for the mobile homes that would be accepted by the citizens living in the mobile homes. It is important to retain the mobile home park in town, or some other form of moderate income housing, such as low-density apartments or affordable housing. Ideally, this purchased parcel could later be sold to a third party, or a third party could be involved

from the start by offering a parcel for mobile home use in exchange for a tax break from the town. Then, with the support and willingness of the current owner of the mobile home lot to sell his property at a reasonable rate to the town, the area could be used for a village common.

This town common could be used as a passive and active recreation area, as additional playspace for the neighboring elementary school, and as a town-gathering place for activities such as local summer concerts.

Sewer

The proposed sewer line is a continuing issue within the Town of Pelham. It is recommended that a comprehensive study be conducted to determine the benefits of a limited sewer line running from the school to the Amherst town line. This sewer line may alleviate a number of problems for both the school and community center, namely the costs and maintenance of their septic systems. The school is on a system that is approximately 30 years old and the new community center is faced with the difficulty of trying to place an adequately sized septic system on a parcel that, due to slopes and soils, is restrictive. These factors may make for a more costly system, which sewer may mitigate. The residents who live along the sewer line would be able to tie into the new system, and avoid possible Title 5 compliance problems in the future.

The town would have to bear the cost of the new system that will only benefit a portion of the residents directly, a possible point of contention. In the long run, however, it may prove better for the community in terms of costs, increased options for meeting the goal of commercial convenience and mitigating potential environmental issues. Furthermore, with the cost of the septic system for the community center, and the possibility of costly repairs to the school system in the near future, there is going to be a cost to the town in any event. Considering that this sewer allows for a town center to be more easily created, it should be in the best interest of most citizens. There is the concern

that a sewer line could lead to unlimited development in the town, but with careful planning controls this can be avoided.

Controls to avoid the unlimited development potential a sewer line would bring are numerous. For example, the zoning restrictions that are already in place would limit development potential, even allowing for a zoning change in the village center. Also, the area that the proposed sewer is to service has a set number of parcels, so strict controls on subdividing these parcels would limit development. Finally, the expansion of the sewer line from the initial plan to other parts of town would need to be voted on at town meeting and reflect the will of the majority of the town's citizens. By analyzing this issue thoroughly, through a needs assessment, the town will gain an accurate accounting of its need for sewer and the potential scope of sewer services, better informing the citizenry.

Boundaries of the Proposed Village Center

The boundaries of the village center should be created by a 'village center' zoning bylaw. This village center zone has a number of options for boundaries, and these boundaries can be broken down into sections and the sections joined to best suit the town. These sections include the parcels on each side of the road to the rear lot lines of each parcel unless otherwise noted (see Figure 2-2).

Zoning Changes

The Town of Pelham currently has one zone for the town as indicated in the zoning bylaws. This single residential zone allows for parcels to be a minimum of two acres (88,000-sq. ft.) with a minimum frontage of 200 ft. and a 50-ft. front setback. The maximum percent allowed for a building's coverage or footprint is 10% for governmental and institutional uses (with 80% open space) and 5% for all other uses (with 90% open space). While this zoning furthers the goals of Pelham with regards to managing growth and protecting the environment from inadequate septic systems, it does not allow for commercial activities aside from a limited number of special uses.

The zoning changes that could be made are two-fold. First would be the creation of a ‘Village Center Zone’ in the area of the proposed village center. This zoning would allow for specific commercial activities that are consistent with the character of the town. The zone would allow for smaller lot sizes, however most of the proposed lots are already smaller than current zoning, so this would have only minor impacts. The design, size, and signage of proposed commercial uses will be strictly regulated. An example of such regulations can be found in the Zoning Ordinances for Cranberry Township, PA (Cranberry Township 1996). In this town a “Commercial Convenience District” strictly lists all approved uses whether by right, conditional use or special exception (see Appendix E). Pelham could take this approach to their village center zoning by-law to ensure that only the uses they feel are appropriate are allowed to occur.

Infrastructure

There are a series of minor improvements to infrastructure and amenities that can give definition to the village center. The town has already started with work in this area with the proposed community center and the repaving of Amherst Road. Additionally, the town could begin to do other, less costly, projects to create a town center. Projects such as putting in sidewalks and street lighting around the proposed town center can be done to make the area more pedestrian friendly. Also, a large “Welcome to Pelham” sign should be put up, possibly on the corner across from the school that is owned by the town, to announce to passers-by that they are now in Pelham. Later, as the village center begins to take shape with the community center, and possible village common and a general store, traffic calming measures and crosswalks may be needed. The town could also invest in structures such as a gazebo for local concerts on the village common area along with other site amenities such as benches and memorials to veterans or possibly Daniel Shay. Finally, Pelham can refurbish the town owned building on the corner across from the school for town use, or possibly a fly fishing museum linked with nearby Amethyst Brook. A fly fishing museum would highlight Pelham’s historical contribution to the

development of the sport. Pelham developed a national reputation as a major supplier of high quality fly rods in the late 19th Century. This is a unique opportunity to create a small-scale tourist attraction.

2.5 Action Strategies

Short term (1-3 years)

Task: 'Village Center' zoning
Purpose: Promote limited economic development, home businesses/conversions
Impacts: Some fiscal gain, retail convenience, possible traffic increase, septic system issues

Task: Street lighting
Purpose: Improve pedestrian accessibility, safer driving
Impacts: Improve downtown aesthetics

Task: Sidewalks
Purpose: Better pedestrian access, improved safety
Impacts: Help define town center, runoff problems

Task: "Welcome to Pelham" Sign
Purpose: Announce the location of the village center
Impacts: People will know they're driving through Pelham

Task: Postal drop box
Purpose: Secure place to send mail from
Impacts: Measure of convenience for residents

Medium term (3-5 years)

Task: Sewer system
Purpose: Relieve septic problems of school, community center, and residents
Impacts: Costly, digging up Amherst Road

Task: General store
Purpose: Provide limited shopping for residents
Impacts: Commercial convenience

Task: Coffee shop, possibly in the new community center
Purpose: Meeting place for town citizens
Impacts: Commercial convenience

Long term (5+ years)

Task: Village common
Purpose: To provide the town with a gathering place
Impacts: Environmental concern, trailer park relocation, location for town events

Task: Village common amenities (benches, gazebo, veterans' memorial etc.)
Purpose: Make the village common enjoyable and friendly to pedestrians
Impacts: Relatively quick and inexpensive tasks to help define the Village Center

Task: Reuse for municipal building across from proposed common, possibly a fly fishing museum.
Purpose: Recognize town history, draw a small number of tourists
Impacts: Saves a historic structure

Task: Home conversions to offices
Purpose: Limited economic development, resident convenience
Impacts: Increased traffic, economic diversity

Chapter 3.0: Economic Development

3.1 Goal

Increase economic diversity and consumer convenience, while potentially easing the property tax burdens of the residents of Pelham.

3.2 Background

Economic development is an important element of community development. Community development is a process that focuses on improving the physical, cultural, economic and social condition of the town. Economic development is a process of change, the goal of which is to increase the wealth of the community by raising incomes, increasing access to services and reducing unemployment. By considering these aims now, Pelham will be acting in a responsible manner by being proactive in its economic development.

There are various possibilities for economic development within a community. The town, however, can only create conditions that encourages preferable development, while disallowing any development that would have negative impacts on the town's character, environment, fiscal stability or appearance. In all cases, communities that strive to find a balance will prosper.

Balance can be a subjective term. For instance, in Pelham, which is a bedroom community, just a few necessary commercial activities may be the balance that the town seeks. A number of options related to economic development and the creation of a village center in Pelham can be discussed with the understanding that they may never occur without the proper market conditions.

Opportunities for Pelham to pursue development include the village center, home-businesses, limited commercial activities along Route 202, local markets and history-based tourism. Currently there is a service station/garage on Route 202 near the intersection of Amherst Road. This is an area that has a considerable amount of vehicular

traffic, and vacant land on the west side of the road can be developed with the proper incentives. Local markets are commonplace in towns across New England and are an area that Pelham can consider pursuing when weighing economic development possibilities. Another possibility for limited economic gains would be to capitalize on the historically significant elements of the town centered on the old town hall and the historical society building. These areas of opportunity will be expanded in section 3.5 of this chapter.

3.3 Commercial Use Effects on Tax Base

Creating commercially zoned areas in the town of Pelham has a number of positive and potentially negative impacts on the town. The positive impacts of economic development, such as diversifying the tax base, and providing services, need to be accomplished without corresponding negative effects to the rural character and the environment of Pelham. While the immediate affect on the tax base will not be very dramatic, when coupled with secondary affects the results will be positive. For example, a modest general store created in the town center may be worth \$200,000, generating an annual tax revenue for the town of \$3,678 at the current tax rate. While this is not a significant amount in a town with an annual budget of nearly \$2 million, if that store is sited on a parcel that once contained a home there is now one less place for a school aged child. At over \$6,000 per pupil this can be an additional saving to the community. In the same respect, the conversion of homes in a limited fashion to home businesses can have a similar result. This, added to the fact that the population is aging, will make for a decrease in the number of children in the town and help stabilize student growth in the near future.

Calculating the Economic Multiplier

In calculating the benefits of economic development, communities should recognize that revenues coming into a community multiply. The additional indirect benefits of an

investment can be calculated as the multiplier effect. For every business or industry, purchases are made for support goods and services that would not be made otherwise. For example, a historic house museum may hire local people to serve as guides and may print brochures-thus spending money in the local economy. The people hired and the firm printing the brochures likewise spend additional money locally. This indirect impact can be calculated as some multiple of the initial direct expense. It is usually expressed in decimal form: a multiplier of 1.5, for example, means that for every dollar directly invested, 1.5 additional dollars are spent.

Mathematical models have been developed to calculate the total impacts-direct and indirect- of expenditures. One of the most frequently applied is the IMPLAN (Impact Analysis for Planning) model, developed by the USDA Forest Service and the Federal Emergency Management Agency.

(Stokes, Watson, and Mastron 1997, 257)

3.4 Objectives

- Create a town center with limited commercial activities (see Chapter 2.0: Village Center).
- Increase the number of home businesses and encourage the conversion of homes to certain types of business establishments.
- Develop a limited commercial zone on Route 202.
- Create weekend markets in Pelham.
- Develop a historic tour of Pelham.

3.5 Recommendations

Create a Village Center at the junction of Amherst Road, North Valley and South Valley Roads.

The creation of a village center is the primary means to spur a limited amount of economic development in the town (see Chapter 2.0, Village Center)

Expand opportunities for home-based economic activity by adopting a more flexible home occupation zoning bylaw.

Between 1980 and 1990 Pelham experienced a 29.63% increase in the number of individuals who claimed to be self-employed (Appendix D, Table D-8). This increase resulted in a net increase of 24 persons, for a total of 81 claiming self-employment. This represented 10% of the workforce in 1990. Currently, Pelham does not have an effective mechanism for accurately monitoring the number of self-employed people within the town. An inference which may be made, however, is that a number of these self-employed persons have home-based businesses. Home-based businesses also tend to be low impact. Most zoning ordinances restrict the visibility of the activity and require that they be secondary to the primary residence.

Pelham currently provides for home occupation in section 5.04 in their zoning bylaws (Town of Pelham 1989, section 5.04). These bylaws, however, limit the activity to the dwelling unit; while also limiting employment opportunities by requiring that only members of the family living on the premises may be employed. These limits restrict the potential expansion of the business as well as the employment opportunities it may offer the community. Pelham may wish to consider changes to the bylaw that would make the operation of a home business easier, while also providing opportunities for expansion and increased employment opportunities.

The Town of Dublin, NH has a zoning bylaw that attempts to meet these two goals, providing for two home based economic activity classifications; home occupations and home business (Town of Dublin 1997). Home occupations are permitted by right in all zoning districts provided the activity meets criteria similar to that of Pelham's home occupation bylaw. The home occupation is also permitted to take place in an accessory structure, provided it is clearly secondary to the residence. Once a home occupation expands, or an entrepreneur would like to start a larger business, there is recourse. Dublin provides for home businesses through a special permit process. The home business permit allows the business to employ up to two non-resident employees. The remaining restrictions are then similar to those of the home occupation bylaw. By

adopting a zoning bylaw similar to Dublin's, Pelham can create an environment which does not discourage home businesses. The Town of Dublin's home occupations zoning ordinance is available in Appendix E.

Pelham may also take less formal actions to nurture home businesses. The town may also initiate a home business forum that encourages home business owners to meet on a regular basis to discuss developments within the field of home business. This may be similar to a scaled down version of a chamber of commerce. Encouraging the establishment of home based businesses provides Pelham with an opportunity to expand its economic and employment base while mitigating potential impacts on the town's character.

Set up commercial zoning on limited number of parcels that allow for specific types of commercial development consistent with town desires and with limited negative impacts.

The development of a commercial zone on Route 202 would allow for the economic diversity the town is seeking while providing retail opportunities for residents and travelers. To accomplish this the town would have to change the zoning for a limited area along Route 202 to allow for the development of a few specified activities. This commercial zoning would span a limited number of parcels (see Figure 3-1).

The commercial zoning would restrict the type of activities allowed. The possibilities could include a general store, antique or craft shop or farm stand. The uses that are allowed must meet three criteria. The first requires retail activities that would benefit the town's residents with a measure of commercial convenience. Second, uses should not conflict with the rural character and natural environment of the town. This would mean limiting negative environmental impacts and blending with the surrounding uses such as the adjacent historic buildings. Finally, the permitted uses would need to be attractive to people traveling on Route 202 through Pelham. The task of determining which uses will not adversely effect town character, yet still be attractive to a potential business, may be a fine line. However, with strict zoning regulations that control details such as structure size, lot coverage, physical appearance and signage, a range of possibilities could be allowed.

These zoning regulations could take a number of forms. One method, similar to the proposed "village center" zoning, would be for all the possible uses to be listed out and whether that use is permitted by right, conditionally or by special permit. Another method to control the use of the new commercial area would be to use performance standards criteria. This approach would not regulate the use, but instead dictate requirements for noise, visual appearance, environmental impacts, traffic impacts,

parking impacts, signage, height, lot coverage, hours of operation, etc. In this manner regulations can be made sufficiently strict to ensure minimal impacts to the community.

The area that would be encompassed by the commercial zone along Route 202 should be limited to only a small number of parcels. The parcels that would most likely be best for a new commercial designation would be on the west side of Route 202, north of Amherst Road, see map parcel #'s 16/27, 16/27B, 16/27C, 16/28, 16/27C, & 16/29 (Town of Pelham 1992). These parcels include the current commercial use, as well as a parcel of property that is currently for sale. This is only a small physical area, but expansion to the south is blocked by the historic town hall, and expansion to the north is not possible since it is under Quabbin Reservoir Watershed protection. However, a small area such as this would be the proper size to accommodate the town's needs, and the physical constraints would provide natural limits to the area, preventing the potential for strip development.

Provide for local markets and fairs including organization and marketing.

Another possibility that can be pursued by the town to foster economic development is local fairs and markets. Similar to other possible commercial activities the economic benefits to the town may not be great, but the added activity may prove beneficial to Pelham's community spirit. The types of activities that might be undertaken include a farmers market or antique fair. These activities would take place on town owned land, most likely the school property, community center, or historical society/old town hall grounds. A modest fee could be charged for vending space during the market. While this would not create a windfall to the municipal budget, it would provide some money that could be used for community activities or children's programs. This type of market may take time before it is well known and draws a significant number of people, but an opportunity does exist to have Pelham associated with an activity known area-wide. The adverse effects on the town of an annual or semi-annual fair would be negligible. These types of fairs and markets are common throughout Massachusetts. For

example, in neighboring Amherst there is a farmer's market held during fall weekends, and in Belchertown many citizens gather on the town common to have large tag sales on weekends. In the extreme case, Brimfield, Massachusetts has an antique fair three times yearly that is quite spectacular. While Pelham is unlikely to start having a market on the scale of Brimfield's, it can search for a particular niche to exploit. This may be a particular type of craft fair such as knitted goods or custom made furniture. Likewise, it can be a market for foods such as homemade pies or breads, in the same fashion as the South Hadley Chowder Festival.

Rely on historical significance of Pelham to promote limited tourism activities in town by having tours of historic areas and cemeteries.

The possibility of using Pelham's historical features to the town's economic advantage should be explored. This may be in the form of promoting the old town hall and historical society as a museum linked to the Daniel Shay's Rebellion. The previous chapter proposed a fly-fishing museum in town-owned property. This type of activity takes place in a number of places in New England. For example, in nearby Historic Deerfield where a fee is charged to view historic structures. Pelham can use the historic structures it currently has as the basis for a tour of a unique New England town. In addition to the historic buildings, there are a number of old cemeteries that are historically significant and would make excellent parts of a tour. Also, the sites of many old mills would make interesting observation points on a tour of the historical areas of Pelham (see Chapter 8, Cultural and Historic Resources).

A historic tour of Pelham would require the town to create signs indicating key places and a narrative and map for people to use, or possibly an audio tape. This tour would require some driving from point to point, but the increased traffic would not greatly change the traffic conditions on Pelham's roads. Again this will not be a source of great revenue, but may provide the town with a means to generate some additional interest in Pelham that would benefit any nearby newly created commercial activities.

The Town of Pelham has the opportunity to begin diversifying their economic base and providing its residents with a measure of commercial convenience in the upcoming years. With carefully structured regulations and well thought out projects the town should be able to accomplish a level of economic development the citizens desire, while protecting the rural character that is the town's hallmark.

Principles of Sustainable Economic Development

According to Michael Kinsley of the Rocky Mountain Institute in Snowmass, Colorado,

“Communities pursuing sustainable futures focus their development efforts on four principles: First, plug the unnecessary leakage of dollars and resources through import substitutions, resource efficiency, buy-local programs, and a strong informal economy. Second, support existing business through such efforts as training, downtown revitalization, business networks, and community development corporations. Third, encourage new local enterprise through such projects as adding value to local products, business incubators, and creative financing. The last principle, recruit compatible new business, speaks to the caution that any community should employ in its development efforts. It should ensure that new business will provide the community with a net gain after possible side-effects are considered.”

(Stokes, Watson, and Mastron 1997, 259)

3.6 Action Strategies

Short term (1-3 years)

Task: Establish economic development committee
Purpose: Responsible for economic development strategies
Impacts: Better understanding of economic and commercial needs

Task: Pursue a more flexible home-business ordinance
Purpose: Increase opportunities for home based economic activity
Impacts: More economic opportunities for town residents

Task: Create a forum for home-business owners
Purpose: Encourage interaction among home business owners and the town
Impacts: Stimulate community recognition and promotion of home businesses and their contributions to the economic well being of the town

Task: Initiate village center plan (see village center section for detailed descriptions)
Purpose: Provides focal point for community
Impacts: Increased sense of community, provide area for limited economic opportunities

Task: Explore opportunities for local markets
Purpose: Increase limited tourism, community activity, and town revenue
Impacts: Possible town revenue source, tourist attraction

Task: Design Town of Pelham historic sites tour

Purpose: Tourism idea to show Pelham's old cemeteries, mills, and town hall
Impacts: Possible town revenue source, spillover demand for town businesses.

Medium term (3-5 years)

Task: Develop Commercial Convenience Zoning based on study by Economic
Development Committee
Purpose: Create area for limited types of commercial uses on well defined area
Impacts: Economic diversity, convenience

Chapter 4.0: Housing

4.1 Goal

Maintain the controlled growth of residential homes ensuring that public services, education, and the residential tax base can accommodate new residential development without affecting the overall character of the town.

4.2 Background

Inventory

In 1990 there were a total of 502 housing units in Pelham. Single family units comprised 88% of all units, 441 in total. See Table 4-1.

Table 4-1: Housing Units by Units in Structure 1990

Type of Unit	State		Hampshire County		Amherst		Belchertown		Pelham	
	Number	Percent of total	Number	Percent of total	Number	Percent of total	Number	Percent of total	Number	Percent of total
1 unit detached	1237786	50%	30686	49%	3549	40%	2704	67%	441	88%
1 unit attached	88746	4%	11684	18%	617	7%	38	1%	18	4%
2 to 4 units	597143	24%	10009	16%	1467	17%	382	10%	30	6%
5 or more units	497917	20%	8975	14%	3015	34%	450	11%	0	0%
Mobile homes	23928	1%	923	2%	6	0%	393	10%	11	2%
Other	27191	1%	791	1%	162	2%	21	1%	2	0%
Total	2472711	100%	63068	100%	8816	100%	3988	100%	502	100%

Source: US Census 1990

The predominance of single family homes, as a percentage of total housing, is not characteristic of the region or the state. As Table 4-1 reflects, there tends to be a greater distribution of housing types within the region and neighboring towns of Amherst and Belchertown. Pelham does not have any housing units with five or more units, which may indicate a lack of rental housing. There were also no subsidized housing units, public housing units, or individuals receiving rental assistance as of 1993 (Massachusetts

Department of Housing and Community Development 1997). Pelham's current housing situation has limited options, especially for moderate income individuals and families. While housing options in Pelham may be limited, there is a degree of market activity with regards to home sales.

The number of yearly home sales from 1982 to 1996 is reflected in Figure 4-2.

The number of home sales in Pelham has experienced an overall increase since 1982. There is, however, evidence of variations in the degree of market activity, as can be seen by the increased activity in the mid to late 1980s. After 1988, however, there was a return to pre-1986 market activity levels, though that trend may be reversing itself as of 1996.

In relation to the state and county, Pelham has historically experienced a greater increase in median home values between 1970 and 1990. Within Hampshire County, Pelham's median home value increased as a percentage of the county median value since 1970. This may indicate that Pelham has become a more attractive place to live, spurring demand which results in higher home values. See Table 4-3.

Location	1970	1980	1990
State	\$20,600	\$48,500	\$162,800
Hampshire County	\$18,400	\$41,200	\$134,700
Pelham ¹	\$14,700	\$54,000	\$163,100
Pelham as a percent of county median value	80%	131%	121%
Pelham as a percent of state median value	71%	111%	100%

¹ 1970 median home value is reported in Census tract 8202 which includes the Town of Belchertown.
Source: US Census 1970, 1980 and 1990

Figure 4-4 shows the fluctuations in the median home value in Pelham between 1980 and 1996.

While sales prices of homes fluctuated in the early 1990, the town has experienced an overall increase in the median cost of a home from 1980, with housing in Pelham generally being more expensive than in the rest of Hampshire County.

The number of building permits, in relation to the bordering towns of Amherst and Belchertown, issued between 1980 and 1994 is reflected in Figure 4-5.

In 1987 there was a high of 17 building permits issued. For the years of 1991 through 1994, however, the number of building permits issued has remained steady at three per year. While there seems to be a relatively low issuance of building permits at this time, the surges of permit issuance in Amherst and Belchertown, during the late 1980s, may indicate that there is a potential for housing pressures to be placed on Pelham; as is demonstrated by the fact that Pelham’s most active period of building permit issuance coincides with those of the neighboring communities.

Summary

Pelham's housing units are predominantly single family detached homes. The absence of rental units, subsidized housing or public housing is a limiting factor of housing options within the town. The current housing situation is intricately tied into the town character, which is an important quality to its residents. A primary goal for the town includes the preservation of the town's character, which may include the continuation of detached single family homes as the predominant housing choice.

The geography of the town and its impact on septic considerations supports the continuation of single family detached homes (Pioneer Valley Planning Commission 1988, 15). While options for cluster development may be a future consideration for the town, its soils and slopes, and the corresponding impacts on septic considerations, make the densities necessary for this approach prohibitive (Pioneer Valley Planning Commission 1988, 15). If public sewer becomes available to the town in the future, a cluster development bylaw may be an option for meeting moderate income and other housing needs while promoting open space conservation and the town's rural character.

Another consideration for Pelham is the increasing age of its residents and the potential increase in demand for elderly housing opportunities. This situation provides an opportunity for the town; by providing increased elderly housing options, the town may foster an increase in the elderly proportion of the population. There are several benefits to having a generally older population; there is not an expansion of school services, development associated with retirees tends to be low impact and self supporting, and elderly residents are often willing to participate on a volunteer basis in municipal activities (Town of Blacksburg 1996).

4.3 Objectives

- Retain the predominance of single family detached housing as Pelham's primary form of housing.
- Seek to control the rate of residential development to avoid problems associated with uncontrolled residential development.
- Encourage increased options for elderly housing to meet expected future needs.

4.4 Recommendations

Work to maintain the predominant single-family character of the town, while seeking to promote increased variety of housing types and prices.

Pelham will work to maintain the predominant single-family character of the town, while seeking to promote an increased variety of housing types and prices. With the median value of a single-family home in Pelham being \$163,100, in 1990, the promotion of home ownership by moderate income residents, including older people on fixed incomes, is important for promoting a mixed-income community. This, however, should be measured against the town's fiscal considerations, limited developable land, and the potential impacts on the town's character. The town's current zoning bylaws are restrictive enough to maintain the predominance of single family detached housing. If public sewer becomes available to the town in the future, the town should consider implementing a cluster development bylaw which provides density allowances in return for moderate income housing development. Under this scenario, the town will encourage conditions which promote the development of moderate-income housing opportunities while also promoting the conservation of open space.

Carefully consider development proposals, to ensure that future development will not negatively affect the town's fiscal condition or rural character.

Because of the limited amount of developable land in Pelham, a cautious approach towards residential development, through careful consideration of development proposals, will help to ensure that future development will not negatively affect the town's fiscal condition or rural character. One of the greater obstacles to residential development is the town's soil and slopes and their limiting impact on septic options. If public sewer becomes available, the town may want to look at the potential for a building permits cap if development pressures increase as a result.

Investigate methods of increasing options for elderly housing such as the adoption of a retirement community cluster zone.

Pelham will also investigate methods of increasing options for elderly housing. Pelham currently has zoning bylaws which provide for accessory apartments and elderly congregate housing (Town of Pelham Zoning Bylaw 1989, Sections 5.01 and 6.04). The zoning bylaws provide for these through the special permit process. The promotion of this objective may center on the adoption of a retirement community cluster zone. A retirement community cluster zone would not only provide a means for the town to facilitate elderly housing in appropriate locations, but would also provide a source of property tax revenue without a corresponding increase in demand for services. Again, the town should balance these objectives with septic and fiscal considerations.

4.5 Action Strategies

Short term (1-3 years)

Task: Establish housing subcommittee
Purpose: Monitor Pelham's housing needs
Impacts: Improve ability to assess impacts of potential development. Ensure consistent implementation of master plan.

Task: Conduct feasibility study for retirement cluster
Purpose: Determine feasibility of developing a retirement cluster
Impacts: Provide rationale for pursuing or not pursuing objective

Task: Investigate options for moderate income housing
Purpose: Promote increased diversity in housing stock
Impact: Increased variety of housing types

Medium term (3-5 years)

Task: Based on the retirement cluster/nursing home feasibility study, identify potential site
Purpose: Ensure proper location for potential nursing home
Impacts: Prepares town to solicit development bids

Chapter 5.0: Land Use

5.1 Goal

Encourage land use in Pelham that favors residential use, open space and watershed protection, while allowing limited commercial development in suitable areas that complements the rural character of the town.

5.2 Background

The town of Pelham is zoned for two use districts which both cover the entire area of the town: residential and water supply protection overlay. All residential use regulations apply throughout the town except where the water supply protection district imposes greater restrictions, or where variances were approved. The town has no industrial land uses and very few commercial uses. All public service, institutional, and residential land uses must have a minimum lot size of 88,000 square feet and a minimum building lot width/frontage of 200 feet. Each lot must also maintain a minimum of 80% to 90% open space. These and other zoning regulations are intended to help maintain the town's rural character and limit growth. So far, the town has been fairly successful. The surrounding towns of Belchertown and Amherst are expanding and this puts additional pressure for development on Pelham. Because of Pelham's rich environmental resources and attractive atmosphere, the town is a desirable place for people to live. For Pelham to maintain its rural character into the future, the town can pursue aggressive land use conservation practices and stringent land use zoning ordinances.

Current Land Use in Pelham

Table 5-1 lists land uses in Pelham and Figure 5-1 graphically shows the same information. The Town's 9,163 acres of permanently protected land includes land owned by the Metropolitan District Commission, the University of Massachusetts, Amherst Watershed and Pelham's own conservation land (Conservation Commission 1996). Pelham has 2,967 acres of Chapter 61 land, primarily under forest classification (Conservation Commission 1996). This is land that is only temporarily protected and could potentially be developed at any time. Pelham has 2,343 acres of unprotected and undeveloped land (Conservation Commission 1996). This land generally consists of large lots with no dwelling or housing units on site. These land parcels could be immediately developed if no measures of protection are taken. Finally, 2,423 acres of the town's land is currently developed (Town of Pelham 1995).

Classification	Acres	Percentage of Total Land
Permanently Protected Land	9,163	54.2%
Chapter 61 Land	2,967	17.6%
Developed Land	2,423	14.3%
Unprotected & Undeveloped Land	2,343	13.9%
Total	16,896	100.0%

Source: Conservation Commission 1996 & Town of Pelham 1995.

Existing Protected Land in Pelham

Pelham's water resources are as important as its protected lands because they affect more towns than just Pelham. The town of Pelham is also zoned as a water supply protection overlay district. This overlay district is used to protect the town's surface groundwater resources from any use of land or buildings which may pollute or adversely affect its quality. The glacial till and bedrock that characterizes the majority of the town's soil and the high water table indicate the town is a valuable resource for water (Department of Landscape Architecture and Regional Planning 1987, 12). It also means

that the town could not support higher levels of urban development without violating watershed protection standards, unless public sewer is provided. The increased development possible from the addition of public sewer throughout the town conflicts with the town's objective of maintaining its rural character. However, limited extension of the public sewer, as explained in Chapter 2, is a possibility. Currently only a small segment of one road in Pelham has public sewage disposal provided by the town of Amherst. The majority of the town must use individual septic systems. Amherst also provides public water to only thirty percent of Pelham's residents, the remainder rely on individual on-site wells.

Today, Pelham is still a small town with a rural atmosphere partly because of its large quantity of valuable open space and protected lands. Table 5-2 shows the distribution of Pelham's existing protected land. As explained previously, the town's 16,896 total acres, over 50 % are in some form of permanent open space protection. The 5,426 acres controlled by the Metropolitan District Commission (MDC), are part of the Quabbin Reservation within Pelham (Conservation Commission 1996). Route 202 forms the western boundary of the Reservation. The Amherst Watershed owns 1,579 watershed acres including three reservoirs within north central and central portions of Pelham (Conservation Commission 1996). The University of Massachusetts owns 1,195 acres surrounding Mt. Lincoln in the south central portion of town (Conservation Commission 1996). This land, also known as the Cadwell Memorial Forest, is dedicated to forest research by the university.

The town of Pelham protects approximately 400 acres of conservation land (Conservation Commission 1996). A few of the town's more significant conservation areas include the 65 acre Buffum Falls Conservation Area, the 145 acre Harkness Road Conservation Area, and the 152 acre Butler Hill Wildlife Sanctuary.

Amherst College controls an additional 193 acres on Mt. Orient in the northwest corner of the town (Conservation Commission 1996). Although this land is included as part of the town's open space, it is privately owned and currently not under permanent

protection. Including the Chapter 61 lands, over 70% of the town's land has some level of protection and is undeveloped (see Table 5-2).

Table 5-2: Existing Protected Land in Pelham		
Protected Land	Acres	Percentage of Total
MDC (Quabbin Reservation)	5,426	32.1%
Amherst Watershed	1,579	9.3%
UMass (Cadwell Forest)	1,195	7.1%
Amherst College	260	1.5%
Pelham Conservation Land	427	2.5%
Chapter 61 Land	2,967	17.6%
Privately Owned Protected Land	276	1.6%
Total	12,130	71.7%
Source: Conservation Commission 1996.		

Future Land use in Pelham

Pelham has a good start in protecting itself against unwanted suburbanization. The town has recognized its limitations and has attempted to prevent intense development. Although more than 50% of the town is now protected against development (see Table 5-1), there is enough space left over that haphazard development would radically change the present character of the town. A simple build-out analysis shows that over 1,600 housing units could be built at the current 88,000 square foot minimum lot size. This is an increase of about 300% over Pelham's existing 486 housing units (Town of Pelham 1995). Table 5-3 shows the build-out calculations. It is obvious that this degree of development would dramatically change the town. Planning controls can limit the potential changes.

1	Start with the total land area in Pelham.	16,896 acres
2	Subtract public lands.	- 8,887 acres
3	Subtract wetlands, water bodies and slopes over 15%.	- 1700 acres
4	Subtract developed lands.	- 2,423 acres
		3,886 acres
5	Multiply total by 85%	X 0.85
		3,303 acres
6	Convert acres into square feet.	X 44,000 sq. ft.
		145,332,000 sq. ft.
7	Divide by current residential lot area requirements.	/ 88,000 sq. ft.
8	Number of additional build-out residential units.	1,651

Source: Lacy 1992, 53

5.3 Objectives

- Update town's current land use information.
- Increase town's total holding of permanently protected.
- Study impact of increased development on the town.

5.4 Recommendations

Create a current land use map that is available for residents and interested parties.

One of the first things the town of Pelham needs to do is to create a current land use map that is available for residents and interested parties. More importantly, current land use information must be available for the town to make informed planning decisions, to plan additional land acquisitions and to identify where the greatest threats of development are emerging. The town should also provide for the regular revision of this map to ensure that the information is accurate. A regularly updated land use map can help control future growth and development consistent with the town's goals and rural character.

Revise Pelham's zoning to create land use categories for open space, recreation and conservation lands.

Pelham should revise its zoning to create land use categories for open space, recreation and conservation lands. Creating and using these new land classifications would encourage and facilitate the acquisition of town land for these purposes. Although a large portion of the town is already protected, additional strategically placed conservation land could inhibit development. Pelham needs to acquire more land through easements or outright purchase. The more land the town can put under permanent protection, the less land available for development. The town should also encourage eligible residents to take advantage of the tax benefits for putting their land under Chapter 61 protection. Although temporary, people become used to having this land set aside and may eventually consider more permanent options.

Study long-term impacts of growth to the town, particularly the scope and implications of expanded sewer service.

The Town should seriously study the long-term impacts of growth. Growth will occur and the best way to counteract the negative impacts of growth is to be prepared. One key area for study is sewerage service. While the town is considering where this service may be provided, it should also study the option of building its own treatment plant. However with improved sewer capabilities comes more development. Pelham should determine the level of growth that is acceptable and then establish and enforce zoning regulations that would support the limited level of development. The town's two acre minimum lot size, which has helped maintain its visual character, should not be changed just because sewer service is provided. Understanding the full implications of growth is the best way for Pelham to maintain its rural character in the future.

5.5 Action Strategies

Short term (1-3 years)

- Task: Create current land use map
Purpose: Provide current information about land use
Impacts: Make informed land use decisions
- Task: Revise zoning
Purpose: Allow additional land use categories for conservation, recreation and open space
Impacts: Preservation of the town's rural character, enhanced opportunities for recreation

Medium term (3-5 years)

- Task: Study impacts of growth and expanded sewer system
Purpose: Make informed decisions about where public sewer service is provided
Impacts: Controlled growth

Chapter 6.0: Open Space and Natural Resources

6.1 Goal

Identify and preserve the environmental quality of Pelham's open spaces and natural resources and maintain the town's visual rural character and open spaces.

6.2 Background

Pelham, Massachusetts, is a hill town overlooking the Connecticut River Valley to the west and the Quabbin Reservoir and central Massachusetts to the east. The landscape is characterized by numerous elongated hills separated by stream valleys (Department of Landscape Architecture and Regional Planning 1987, 7). Approximately ninety percent of the town consists of glacial till of varying depths (Conservation and Recreation Commission 1985, 5). Although this land is not suited for farming, the town was once cleared for agriculture. Most of the town has since been reclaimed by the forests. Numerous mills and quarries better utilized the town's more abundant resources of running water, slopes and rock. Whether cleared for agriculture or under forest cover, Pelham has maintained its rural atmosphere over the years. The town currently has an enviable quantity and quality of open spaces, scenic vistas, and natural water resources which should be protected to maintain its environmental quality and rural atmosphere.

The Landscape

Opportunities for the exploration of nature abound throughout Pelham from mountains overlooking the agricultural Connecticut River valley to streams flowing through the remains of old mills. The town is located along a ridge known as the Pelham Dome, a broad north-south oriented dome-shaped ridge of glacial till and bedrock extending north from Belchertown, Massachusetts, to Northfield, Massachusetts (Department of Landscape Architecture and Regional Planning 1987, 6). The high point of the ridge approximately follows Route 202. The dome within Pelham ranges generally

from 1,000 to 1,200 feet in elevation falling to the valley elevations of around 300 feet in the west and to 524 feet at the shores of the Quabbin Reservoir in the east. Other significant highpoints in the town include Mt. Lincoln (1,298 feet) in south central Pelham, Dodge Hill (1,041 feet) in the south eastern part of the Quabbin Reservation land, and Mt. Orient (957 feet) and Poverty Mountain (916 feet) in the north western corner of the town. Figure 6-1 shows Pelham's landscape features.

Mt. Orient is the most prominent feature in the northwest part of Pelham. Mt. Orient Springs, at the bottom of the mountain along Amethyst Brook, was once a center of recuperation because of the natural mineral spring which flows out of the hillside (Parmenter 1898). Pelham's hilly topography provided its streams with a sufficient flow and natural fall that supported a large number mills (Bigelow 1993, 5). Today there are many sites displaying partial mill foundations, dams and canals that testify to the town's early industry. On one site a dam is completely intact and the pond could be used for swimming. Another site has the remains of a dam and a quarter-mile length of a canal (see Chapter 8: Cultural and Historic Resources for more information). The entire Amethyst Brook Valley is a particularly beautiful source of rock outcrops, waterfalls, and old mill sites.

Water Resources

As already described in Chapter 5, Land Use, over 50% of the town is in some form of permanent protection, and more than 70% of the town is currently undeveloped. The protected lands within Pelham not only provide the residents with the quality of life they desire, but they also help protect the town's invaluable water supply.

The town of Pelham is located on a high point that straddles three major watersheds (see Figure 6-1). Cadwell Creek and Briggs, Purgee, Gulf, and Chaffee Brooks drain into the Quabbin Reservoir Watershed east of Route 202. Amethyst Brook and its tributaries, Buffum, Dunlop, and Harris Brooks, along with Heatherstone Brook drain the large central portion of the town into the Fort River Watershed west of Route 202. Jabish Brook, in southeast Pelham drains a very small portion of the town into the

Swift River Watershed. Some shrub swamps occur in the headwaters of Amethyst Brook. Although the town has very few ponds, the Amherst Water Supply owns three reservoirs (Hawley, Hill, and Intake Reservoirs) in the central part of town that are available for limited use by the residents (Conservation Commission 1985, 4).

Wildlife

Although the town's land was once farmed, now it is 90% forest cover (Department of Landscape Architecture and Regional Planning 1987, 10). The large undeveloped and protected tracts of forest land throughout the town provide habitat for populations of upland game species including deer, snowshoe hare, grouse, and woodcock (Natural Resources Technical Team of Hampshire County 1971, 10). Many of the small brooks in Pelham support some native brook trout. The Quabbin Reservoir has one of the finest warm and cold water fisheries in the state for lake trout and landlocked salmon (Natural Resources Technical Team of Hampshire County 1971, 10). The Quabbin also serves as a migrant waterfowl resting place (Natural Resources Technical Team of Hampshire County 1971, 11).

6.3 Objectives

- Preserve large tracts and corridors of undeveloped land for plant and animal wildlife habitat protection.
- Protect hilltops and steep slopes from development.
- Preserve the town's water quality by protecting riparian habitat along stream corridors, wetlands, and reservoirs.
- Encourage private and public efforts to protect and acquire undeveloped open land through land trusts, conservation easements and fee simple acquisition.

6.4 Recommendations

Map existing open space and natural resources.

One of the first things Pelham must do to protect its environmental quality and rural character is to map the town's existing open spaces and natural resources. Current maps are incomplete and much of the town's information is outdated. Once a map is completed, the town should make it readily available for residents and interested parties. This basic information can help the residents strategically acquire or conserve land where it would most benefit plant and animal wildlife, water quality preservation and visual rural character.

Develop methods to acquire additional land to ensure the town's environmental health and visual rural character in the future.

Although Pelham already has a significant quantity of open space, the town needs to develop methods to acquire additional land to ensure that it will retain its environmental health and rural character in the future. It is often too difficult and costly for a town to buy outright additional lands for conservation or recreation protection. Pelham should encourage the establishment of land trust organizations that could buy, protect and maintain additional protected land for the town. The town could also acquire conservation easements from private landowners who would allow limited access to portions of their land because it is undevelopable, has wildlife habitat or recreational value. For example, if landowners gave permission for limited access to some of the Chapter 61 protected land, residents would benefit along with the landowners. Then the town would not have to go to the expense of buying additional conservation land. Pelham should also support existing volunteer efforts that clean-up trash and perform other maintenance activities. Regular maintenance of the special places will enhance the town's environmental viability and visual character.

Create an open space committee which would identify and prioritize town lands for acquisition to expand wildlife habitat, protect environmental corridors, and create a greenway system

Pelham should create an open space committee which would identify and prioritize town lands for acquisition to expand wildlife habitat, protect environmental corridors and create a greenway system. This committee could either be a new open space committee or a division of the town's existing conservation commission. Much of the Town's protected lands consist of large tracts of undeveloped land especially through the eastern and central parts of town. These patches of forest are very important to the protection of plant and animal wildlife habitat, and although most of it is already in

permanent protection, the Town can ensure that it all remains protected. In addition, environmental corridors can also be incorporated into the town's open space network of protected lands. Many of these environmental corridors can follow the town's streams and brooks, protecting both riparian habitats as well as water quality. The town's hilltops and steep slopes should also be protected to preserve wildlife habitat and the scenic viewsheds that help define the town's visual rural character. To help protect the town's stream corridors and hilltops, Pelham should develop a greenway system that would protect its natural resources as well as provide recreation for its residents.

6.5 Action Strategies

Short term (1-3 years)

Task: Open space and natural resource Map
Purpose: Provide current information of the town's open space and natural resources
Impacts: Make informed decisions about land acquisition

Task: Create open space committee
Purpose: Identify and prioritize land in town for possible acquisition or easement
Impacts: Maintain current high level of open space and natural resource protection

Long Term (5+ years)

Task: Identify and solicit activity by land trusts and other land conservation organizations
Purpose: Protect additional town land
Impacts: Maintain town's rural character, control development

Task: Acquire conservation easements and easements for Chapter 61 protected land
Purpose: Expand town's land holdings for conservation and recreation
Impacts: Maintain current high level of open space protection, controlled growth

Task: Develop town-wide greenway system
Purpose: Expand wildlife habitat and protect environmental corridors
Impacts: Maintain environmental health of town for the future, increased recreational opportunities

Randall Arendt uses the following questions to stimulate community discussion and self-diagnosis, in the interest of making a community's land conservation efforts more effective.

1. The Community Resource Inventory. Has the community adequately inventoried its resources, and does the public have sufficient understanding and appreciation of them?
2. The "Community Audit." Is the community monitoring and assessing its likely future under its current growth management practices, and is it taking steps to change what it does not like?
3. Policies for Conservation and Development. Has the community established appropriate and realistic policies for land conservation and development, and do they produce a clear vision of lands to be conserved?
4. The Regulatory Framework. Do the community's zoning and subdivision regulations reflect and encourage its policies for land conservation and development?
5. Designing Conservation Subdivisions. Does the community know how to work cooperatively and effectively with subdivision applicants?
6. Working Relationships with Landowners. Does the community have a good understanding of working relationships with its major landowners?
7. Stewardship of Conservation Lands. Does the community have in place arrangements required for successfully owning, managing, and using lands set aside for conservation purposes?
8. Ongoing Education and Communications. How are local officials and the general public maintaining their knowledge of the state of the art in managing growth to conserve land?

(Arendt 1996, 54)

Chapter 7.0: Recreation

7.1 Goal

Provide a variety of outdoor recreational possibilities that can be enjoyed by adults, families, young people and seniors of the community.

7.2 Background

Recreation and open space are important to the citizens of Pelham. Public participation workshops, and surveys that have been administered over the last decade, show many of the towns concerns focus on recreational needs. One of the most comprehensive studies was the 1985 Conservation Recreation Master Plan that was compiled by the Conservation Commission, and a new open space plan is currently being prepared (Conservation Commission 1996). While Pelham has large amounts of protected open space and much of this land is open to public access, this is only under very controlled circumstances. Therefore, though land is plentiful, diversity of recreational opportunities is not (Appendix C).

Existing Facilities and Resources

The following existing recreational resources of Pelham are illustrated in Figure 7-1 (Massachusetts Department of Housing and Community Development 1997):

- M&M Trail through the Amherst water supply: hiking, walking, and jogging.
- Cadwell Forest: cross country skiing, fresh water fishing, hiking, horseback riding, hunting, nature observation, picnicking, walking/jogging.
- Amherst College Land: camping, cross country skiing, fresh water fishing, hiking, horseback riding, nature observation.
- Buffam Falls Conservation Area: fresh water fishing, hiking, nature observing, sight seeing, walking/jogging.
- Hearthstone Brook Conservation Area: fresh water fishing, hiking, nature observation, sight seeing, walking/jogging.

- Other resources include Harkness Road and Butler Hill Sanctuary.

There are many opportunities for individual passive recreation, but for more group-oriented passive recreation, such as large family picnics, it is difficult to find a location. Active recreation is available in the form of hiking, but there are few sports facilities. As the previous list illustrates, there are numerous opportunities for recreation that involve hiking and other activities in the woods of Pelham. There is not, however, a great diversity of recreational opportunities without using the facilities of surrounding communities.

7.3 Objectives

- Expand and diversify current recreation opportunities.
- Provide adequate after-school recreational opportunities for elementary and secondary school students.
- Provide space for community events and unstructured group and individual activities.
- Provide or coordinate recreation programs.

7.4 Recommendations

Expand and diversify current recreation opportunities.

One of the biggest obstacles to expanding recreational opportunities in Pelham is finding available land for public use. The town currently does not have a park. In some respects the entire town is a park-like setting. What is needed, however, is a site for central recreation facilities such as play equipment, picnic shelters and trail heads. The proposed village center, in conjunction with the elementary school, may prove to be the most central location. The process of site selection for proposed recreation facilities involves assessing potential sites, understanding the sensitivity of the land to the

proposed recreation, assessing potential linkages between sites and creating a plan that integrates the existing with the proposed. This process is important in order to protect natural resources and make pedestrian connections.

Several recreational needs were brought up at the community workshop that was organized as a resource for this plan (Appendix C). In addition, some of these same needs were identified in the 1985 Conservation Recreation Plan (see Appendix A: Past Study Goals) that may still have relevance to the residents of Pelham, such as the need for a town swimming pond or pool.

At one time the swimming hole at the mill site on Amethyst Brook was a popular destination for the residents of Pelham. Due to dam safety issues, the pond has been closed to public swimming (Appendix C). This leaves a gap that needs to be filled. The limited seasonal use and expense of constructing a swimming pool may be prohibitive in the short term. Therefore, if the need for swimming facilities is to be met, the existing waterways of Pelham need to be evaluated.

The upgrading and connecting of town trails and old woods roads can provide routes for cross-country skiing, development of a fitness and exercise trail and the creation of off-road bicycle routes (Conservation Commission 1985, 14).

Provide adequate after school recreational opportunities for elementary and secondary school students.

There is a need for creative recreation ideas for the school age children of Pelham. For instance, summer parks and recreation programs can be organized by the recreation commission to introduce children to natural resource preservation issues under the supervision of experienced volunteers. Also, several towns and cities throughout the country have constructed community built playground structures in a park setting. These wooden structures are generally professionally designed, but constructed by the residents of the community (see Figure 7-2).

Provide space for community events and unstructured group and individual activities.

Picnics and gatherings need to be accommodated as well a space provided for unstructured activities such as Frisbee, soccer, touch football and community events. With the development of a village center and an associated town common, the open space for such activities will be available.

Recreation programs that take advantage of the local resources can create diverse opportunities. For instance, recreation organizations that explore the natural and cultural aspects of the town through hiking, biking, walking, etc., can help educate residents on the need for watershed and open space protection as well as historic preservation. There is also an opportunity to embrace the community spirit that exists in Pelham through a yearly field day or other annual events that could surround an historic local theme (see Chapter 3: Economic Development).

7.5 Action Strategies

Short term (1-5 years)

- Task: Survey residents recreational needs
Purpose: Monitor current recreational needs, as well as locate where, outside of Pelham, residents go to recreate.
Impacts: Detailed information will allow for more detailed recreation planning, as well as understand what regional activities need not be duplicated in Pelham.
- Task: Study proposed open space surrounding community center prior to construction.
Purpose: Find locations for possible recreation activities.
Impacts: Centralize recreational activities, while assuring the best use of valuable land.
- Task: Study possible connections of trail systems in conjunction with proposed greenway plan (see Chapter 6: Open Space and Natural Resources, 6.5 Action Strategies).
Purpose: Create a continuous system that allows all residents access to trails within five minutes of their homes.
Impacts: Relatively low impact use of protected land, chance to have trails for different levels of activity (from walking only to exercise and bike trails).
- Task: Create recreation programs such as a summer parks and recreation for children or wilderness clubs for adults.
Purpose: Diversify recreation opportunities.
Impacts: Take advantage of and promote existing town character.

Long term (5+ years)

- Task: Construct community built playground structure
Purpose: Meet needs of school age children.
Impacts: Positive impact on community spirit.
- Task: If a swimming pool is deemed feasible, begin fund raising and plan construction.
Purpose: Address need for swimming facilities.
Impacts: Avoids dam safety and water quality issues associated with swimming holes.

Chapter 8.0: Cultural and Historic Resources

8.1 Goal

Encourage the protection of sites, structures and views of unique historical, cultural or scenic value, while also evaluating the potential impact of future development on these resources.

8.2 Background

Brief History

Pelham was settled in 1739 by Scottish-Irish Presbyterians from Worcester, Massachusetts, who had arrived in Boston in 1718 to begin looking for a site for a new town. Within a year of settlement in Pelham, a school was built and a corn mill was founded on the west side of town. Saw and grist mills would become an important part of Pelham's history (Massachusetts Department of Housing and Community Development 1997).

The citizens of Pelham would have to fight to defend their country on a number of occasions, including the American Revolution and the Civil War, but in 1786 many followed Captain Daniel Shays to Springfield to attack the courthouse in rebellion against the poor conditions after the Revolution. Shay and his men were pardoned by John Hancock, the newly elected Governor of Massachusetts, right before they were to be hung.

Pelham's historic industries included farming, quarrying rock to build Springfield, Northampton, and Amherst, making charcoal, carding wool, tanning leather and distilling a very popular brand of apple cider brandy. In the 19th century Pelham became famous for the production of fishing rods, making more than anywhere else in the country. The town was also a popular health resort with two hotels for people coming to visit the

mineral springs (Massachusetts Department of Housing and Community Development 1997).

Existing Facilities and Resources

The cultural and historic resources that remain from Pelham's rich history contribute significantly to the town's overall rural character and visual quality. The aspects of Pelham that contribute to the rural character are both natural and cultural. The natural resources, as described earlier, include forested areas, streams, wildlife, wetlands and a varied topography. This section of the master plan will look at those cultural and historic structures and areas that help define the image of Pelham.

Historic resources include "all the tangible, surviving properties and sites that resulted from the activities of all people who lived and worked in the community in the past" (Massachusetts Historical Commission 1992, 3). Figure 8-1 illustrates the location of existing cultural and historic resources in the Town of Pelham. The following features are some of the elements contributing to Pelham's unique heritage that were frequently mentioned in various sources, and noted during a windshield survey of the area.

Winding rural roads:

The small tree lined winding roads, some paved, some dirt or gravel, that snake their way through the rural residential areas of Pelham contribute to the overall rural character. The quality of experience while driving these roads is important to both resident and visitor. Both Amherst Road and Route 202 have a different quality than the rest of Pelham's roads due to the speed and their well engineered alignment. In the eyes of some Pelham residents, traffic on these roads detract from the quiet pace of this rural community (Appendix C).

Pelham Stone:

The soils of Pelham are rocky and have never been ideal for agriculture other than the harvesting of stone. Many foundations and buildings in the area were built with Pelham stone, most notably, at Amherst College and the University of Massachusetts.

Much of the stone cleared from the land remained in Pelham as old mills, foundations, and stone fences typically marking property lines (Bigelow 1993, 1).

Cemeteries:

Cemeteries are often one of the most visible records of a town's history, especially in New England where the dates can reach back into the 17th century. Figure 8-1 shows the location of the major town cemeteries. West of Pine Tree Circle and south of Enfield Road, on private land adjacent to Amherst watershed holdings, the old Quaker cemetery can be found. Other cemeteries can be found at the corner of Jones Road and Amherst Road, on the west side of 202 at the intersection with Amherst road just behind the old town hall, west of Mt. Lincoln near Tower Road, south of Enfield Road near its junction with Tower Road, and the "Valley Cemetery" off North Valley Road 1/2 mile east of Buffum Road (Conservation Commission 1985, 6).

Historic town center:

The historic town center at the intersection of Route 202 and Amherst Road is the location of the Town Hall, the Pelham Historical Society, and the old cemetery. The Town Hall has been continuously used for town meetings longer than any other town hall in the country. This historic town center is a well preserved piece of New England history.

Historic Mills:

As mentioned earlier, Pelham had a variety of old mills, many of which still have visible remains. As illustrated in Figure 8-1 these mill remains are scattered throughout the town. A complete list of historic mills is included in Appendix G.

8.3 Objectives

- Seek funding and support from various historic preservation programs to protect existing resources.
- Evaluate possibilities for the use of historic sites and structures that are not under some form of legal protection.

- Evaluate all proposed development within Pelham for how it affects cultural and historic resources.
- Protect existing open views of interest while evaluating possible future views to be created.

8.4 Recommendations

Create an inventory of Pelham's existing cultural and historic resources.

The process for listing on the National Register of Historic Places is to identify the resource, evaluate according to criteria and complete documents for registration. This method is appropriate for accessing cultural and historic resources at any level of protection, whether national, state or local. The first step in protecting Pelham's cultural and historic resources is to create an inventory of existing resources. "A well organized and clearly presented inventory is the fundamental tool that may be used to argue for the importance of the historic resources of a community" (Massachusetts Historical Commission 1992, 2). It should be noted that the Massachusetts Historic Commission organizes its inventory forms into a series of categories for protection. It may prove useful for the Town of Pelham to follow these categories where they apply as a framework for collecting inventory data: Form A - Areas, Form B - Buildings, Form C - Objects, Form D - Prehistoric or Historic Archaeological Sites, Form E - Burial Grounds, Form F - Structures, Form G - Streetscapes, Form H - Parks and Landscapes (Massachusetts Historical Commission 1992, 2).

Once the database has been compiled by the historic commission or a university team, the elements should be evaluated based on MHC's selection criteria of Historic Merit, Architectural or Design Merit, Relationship to Neighboring Resources and Integrity.

After the database has been compiled and evaluated, the town should fill out the paper work for the various historic designations that are available through the state and federal governments. A system for local designation is often the most legally binding

preservation tool and is within the power of the Planning Board to vote on recommendations. For instance, Belchertown's historic square is designated a local overlay district that places an additional level of regulation on the existing zoning (see Appendix H for funding sources).

Consider using historic structures for adaptive re-use.

Preservation does not always mean holding an artifact in its original condition. Some historic structures should be considered for adaptive re-use. In other words, as the historical commission and other town boards deem appropriate, some structures can be converted to small business or residential. An inventory of secondary sites that would not be eligible for federal, state or local designation should be compiled as a guide to possible future action by the planning board. For instance, tax breaks could be given to property owners who re-use existing designated structures.

Evaluate all proposed development within Pelham for its effects on cultural and historic resources.

All future development should be evaluated for its effects on the town's historic and cultural resources which contributes to the overall rural character. In Pelham, large scale development is not a reality, but evaluation is still necessary on even the smallest projects. For instance, the effect of road improvement on the town's rural character, or on nearby historic resources such as old mills, should be understood and considered in the planning process. The proposed development of a village center is an opportunity for a positive impact on the town's rural character if it fits into the historic and cultural context of Pelham. The planning board in conjunction with the historic commission could evaluate future development and its effect on historic and cultural resources.

Protect existing open views of interest while evaluating possible future views to be created.

In a town such as Pelham that is comprised of such a large percentage of forested lands, open views are a rarity. It is recommended that existing open views are preserved as an element of visual diversity (see Chapter 6: Open Space and Natural Resources). In addition, there are several high points within the town that could provide spectacular views with the aid of minimal selective clearing of vegetation and roadside pull-offs. Figure 8-1 illustrates existing open views and some areas that could benefit from selective clearing.

8.5 Action Strategies

Short term (1-5 years)

- Task: Create database of existing historic and cultural resources.
Purpose: First step in proposing different levels of protection.
Impacts: Creates a better understanding of the elements that make up Pelham's rural character.
- Task: Study possibility of creating a local historic preservation designation.
Purpose: Creates a legally binding form of protection that is not found in national and state designations.
Impacts: Assures protection of Pelham's most important and valuable historic resources.
- Task: Create a committee or encourage planning board to evaluate all future development.
Purpose: Assigns responsibility.
Impacts: Organizes to protect rural character.

Long term (5+ years)

- Task: Open views at selected high points.
Purpose: Create views that take advantage of varied topography.
Impacts: More visual diversity.
- Task: Create tourism opportunities that take advantage of historic and cultural resources (see Chapter 3: Economic Development, 3.6: Action Strategies).
Purpose: Create public awareness of community resources.
Impacts: Celebrates rural character while promoting limited economic development.

The criteria for listing in the National Register of Historic Places are:

- a) association with events that have made a significant contribution to the broad patterns of our history;**
- b) association with the lives of persons significant in our past;**
- c) embodiment of distinctive characteristics of a type, period, or method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction; or**
- d) likelihood of yielding information significant in history or prehistory.**

Properties must meet at least one of the above criteria to be eligible for listing in the National Register.

(National Parks Service 1985)

Chapter 9.0: Community Services and Facilities

9.1 Goal

Provide the community with quality services and facilities that are responsive to the changing needs of the residents.

9.2 Background

The Community Center of Pelham:

Currently, the Rhodes Building on Amherst Road is the site of the existing town offices and public library. With the beginning of construction in 1998, the residents of Pelham will be the beneficiaries of a new Community Center at the corner of Amherst and South Valley Roads on the site of the existing Fire/Police building. The upper level of the new facility will house the relocated Pelham Public Library, as well as meeting space for the community. The Pelham Police and Fire Departments will share the lower level.

Solid Waste and Recycling:

In a bylaw adopted at the October 28, 1987 Special Town Meeting, the residents of Pelham are required to have a contract with a licensed rubbish hauler. At present, Amherst Trucking hauls household rubbish and garbage to the University of Massachusetts Transfer Station, from there the Town of Amherst hauls the rubbish to Springfield.

Currently, the residents of Pelham are all under contract with a licensed rubbish hauler. Recycling is now done at the Elementary School located on Amherst Road in Pelham, with pick-up held the first Saturday of each month from 9am to noon. Amherst Trucking is contracted to handle the recycling. For fiscal year 1997 the cost of the recycling program was \$5,590 (Town of Pelham 1996). The current system of rubbish removal and recycling has proven effective and will likely continue in the following years.

Sewage Disposal:

Pelham does not have a municipal sewer system. As of 1990, sixteen households in Pelham were connected to municipal sewer (US Census 1990). These homes were located along the Amherst town line and connected to Amherst municipal sewer. The rest of Pelham's residences have on site septic systems. Pelham's soil and terrain forces large lot requirements of 88,000 square feet in order to comply with Massachusetts Department of Environmental Protection septic regulations, Title 5.

Schools:

The children of Pelham begin their formal education at Pelham Elementary School. This facility educates students from kindergarten through the sixth grade. Students in grades seven through twelve attend Amherst-Pelham Regional Junior and Senior High Schools, located in Amherst. In addition to the public school enrollment, thirty-six students were enrolled in Smith Vocational School and Franklin County Vocational-Technical School or Pathfinder as of 1 October, 1995 (Town of Pelham 1997, 15).

9.3 Objectives

- Develop a method for residents to give input on the need for services and facilities, funding strategies and sources and project prioritizing.
- Address the issue of a municipal sewer system.

9.4 Recommendations

Develop a Capital Improvements Program.

The town may also examine the usefulness of developing a Capital Improvement Program (CIP). A CIP is a financial planning tool, in which proposed scheduling, funding and implementation of Pelham's capital improvement projects would be

addressed. CIPs are generally five-year expenditure plans addressing the need for development of services and facilities, the funding strategies and sources as well as prioritizing the projects.

Evaluate the need for developing a municipal sewer system in a restricted area of Pelham (e.g. Pelham Elementary School on Amherst Road to Amherst town line. See chapter on Village Center).

Evaluating the need for developing a municipal sewer system can be accomplished through a comprehensive study that will determine the benefits and alternatives for alleviating problems associated with septic systems. The study will analyze the potential for unlimited development, setting forth guidelines for creating a restricted zone. In addition, the potential for Massachusetts Department of Environmental Protection Title 5 (regulations governing the use of on-site sewage disposal systems) compliance problems could be avoided, in part, by the development of a limited sewer line running from the Amherst town line to the vicinity of the Pelham School.

9.5 Action Strategies

- Task: Create a community survey that addresses the need for capital improvement projects
- Purpose: Determining public needs and concerns related to upgrading or introducing new services and facilities
- Impacts: A better informed public, public support for projects
-
- Task: Contract a comprehensive study that evaluates the development of municipal sewer
- Purpose: Assess benefits and/ or alternatives for a limited sewer zone
- Impacts: Avoiding potential Title 5 problem associated with septic systems

Chapter 10.0: Circulation and Transportation

10.1 Goal

Provide for a balanced transportation system that allows for safe and efficient movement of vehicles and pedestrians through the Town of Pelham.

10.2 Background

This chapter reviews the characteristics and conditions of Pelham's existing circulation and transportation system. The roads of Pelham are similar to many rural New England towns. The narrow roads wind their way through the wooded landscape, bordered by fieldstone walls and massive shade trees. Many of the roads are surfaced with gravel or oil and stone rather than asphalt. The majority of roads in Pelham are maintained by the town (see Appendix H for a complete inventory). This allows Pelham to directly shape the future of its roads. Pelham's access to mass transit is limited, but with the construction of the new Community Center, there is an opportunity for a convenient community bus stop.

10.3 Transportation Modes

Major Highways:

Principal highways are U.S. Route 202 running north/south and State Route 9 going east/west intersecting the southwest corner of Pelham. The Massachusetts Turnpike, Interstate 90, is about 30 miles from Pelham running east to Boston and west to Albany. Interstate 91 is located 15 miles west of Pelham and is a main north/south route, connecting to Vermont and Connecticut.

Rail Travel:

Passenger rail service is available to Pelham residents through Amtrak in neighboring Amherst and Springfield. Amtrak's Northeast Corridor service out of

Springfield serves 20 trains daily with service throughout the Northeast and connections nationwide.

Bus:

Pelham is a member of the Pioneer Valley Transit Authority (PVTA), but has no PVTA bus route. The PVTA does provide para-transit (specialized services) for the elderly and disabled through the Amherst Council on Aging.

Air Travel:

Bradley International Airport is located in Windsor Locks, Connecticut and is designated as a medium hub airport by the Civil Aeronautics Board. Nine major carriers and nine regional commuters provide commercial air service at Bradley. Boston's Logan International Airport is located approximately 90 miles east of Pelham and is Massachusetts' major air transportation facility.

10.4 Objectives

- Make access to mass transit more readily accessible to the residents of Pelham.
- Evaluate proposed changes to existing alignment for the effects on natural and cultural resources (see Chapter 6: Open Space and Natural Resources and Chapter 8: Cultural and Historic Resources).
- Resurfacing and/or widening of roads should be considered according to traffic volume, safety and maintenance expense.
- Roadside features (e.g. guardrails and streetlights) should reflect the town's rural character in the selection of materials for construction.

10.5 Recommendations

Work with the Pioneer Valley Transit Authority (PVTA) in assessing the need and possibility of a regularly scheduled bus stop at the new Community Center.

With the introduction of bus access, Pelham's residents will have an additional transportation option available to them. Access to public transportation will contribute to the accessibility of amenities offered by surrounding towns. This could play an important role if Pelham chooses to promote the settlement of elderly residents. Public transportation is considered an important amenity to older residents.

Amend the town regulations to include rural road design standards.

One of the options available to Pelham is adopting a scenic roads bylaw, and modifying the subdivision regulations to provide the town with a level of oversight. This oversight is important to ensure that transportation improvements undertaken by the highway department are consistent with goals and objectives of other components of the plan. The case of the Snickersville Turnpike Association highlights the value and community involvement which can rally around scenic roads.

10.6 Action Strategies

Task: Assess need for a regularly scheduled bus stop at the new Community Center.

Purpose: Provide accessible public transportation to Pelham residents.

Impact: Access to amenities offered by surrounding towns.

Task: Develop rural road design standard and scenic roads bylaw.

Purpose: To ensure construction or reconstruction of Pelham's roads is consistent with the town's rural character.

Impact: Preservation of scenic and rural roads.

**Snickersville Turnpike, Virginia:
Maintaining the Integrity of a Scenic and Historic Road**

Snickersville Turnpike-Route 734 in rural Loudoun County, Virginia-is a two-lane historic road winding 14 miles through the rolling Piedmont from Alsie to Bluemont, both National Register districts. In April 1994 the Virginia Department of Transportation (VDOT) planned to “improve” 1.7 miles of the road near Aldie by widening it from the road’s average of 18 feet to 22 feet, installing 3-foot-wide gravel shoulders and doing considerable ditch and excavation work beyond that.

Residents were alarmed about what VDOT might do in widening the road. Several citizens took the lead in organizing the Snickersville Turnpike Association. In the age of the Intermodal Surface Transportation Efficiency Act, they were determined to participate in the transportation planning process. They sought help from national, state, and local conservation and preservation organizations. The Advisory Council on Historic Preservation provided advice on dealing with state departments of transportation, and the National Trust and Scenic America linked them with communities dealing with the same types of transportation issues. Thus began an intensive political campaign to raise public awareness at the local, county and state level about Snickersville Turnpike as a special resource and about the threat VDOT’s plans presented to the community.

Discovering that simply protesting VDOT’s plans for Snickersville Pike was not enough, they developed their own plan for Snickersville Pike. They looked carefully at the safety issue, trying to counter the argument that the road must be widened to 22 feet. Snickersville Turnpike carries only 1,000 cars per day, essentially local traffic.

The Snickersville Turnpike Association presented their positive arguments in a beautifully written and photographed document which they distributed far and wide. By the end of 1994, everyone who could possibly be influential in persuading VDOT to change its plans was well aware of the issues. Members of the association met repeatedly with VDOT engineers, walking the roadway, reviewing drawings, and discussing alternatives. The association applied for, and received, an ISTEA transportation enhancement grant of \$70,000 to replant the road banks, and to provide access to, and interpretation of, a historic Union monument along the road. The association is also preparing a nomination of a National Registry district for the corridor.

In the face of fierce local sentiment and unrelenting attention by the Turnpike Association, VDOT softened its position and in late 1995 proposed a 19-foot-wide pavement with 2 ½-foot gravel shoulders as a compromise.

VDOT’s concessions may appear small, but these details make all the difference in the appearance of a scenic and historic road; in whether it will maintain its three-century integrity or will look like any suburban commuter route. And, perhaps more important,

the Snickersville Turnpike Association achieved a sense of community about the issue of the road.

(Paraphrased from a case study in Stokes, Watson, and Mastron 1997, 338)

Appendices

Appendix A: Past Goals of Pelham Studies

Growth Management Plan for the Town of Pelham, June 1988

(Pioneer Valley Planning Commission 1988)

- Change zoning bylaws
 - Protect resources
 - Establish site plan review process for subdivisions to determine impacts
 - 2 acre minimum zoning (due to slopes and soils)
 - Exclude wetlands when determining lot size
 - Strengthen watershed supply protection district bylaw
 - Regulate private wells
 - Establish regulations governing septic tank maintenance
 - Maintain rural character
 - Strengthen financial base
 - Allow accessory apartments in owner-occupied residences
 - Fees for board proposal reviews charged
 - Designate “scenic” roads
 - Establish historic and scenic districts
 - Require screening between single family and other uses
 - Provide affordable housing
 - Allow accessory apartments.
 - Allow congregate housing for elderly people
 - Develop a town center

Growth Plan Town Center – 1988

(Town of Pelham 1988a)

- Create town center including municipal buildings, community center, and limited business
 - Lack of town center inhibits a latent “community spirit”
 - Limited business increase tax base – No kids
 - Location – Valley and Amherst Rd. intersection; near physical center, water and sewer possible
 - Advantages: central gathering place, increases net revenue, increases jobs, diversifies tax base
 - Disadvantages: increased traffic, need for parking, lighting cost, additional police protection cost, potential; change to town character

Pelham Roads Study Committee – 1990
(Pioneer Valley Planning Commission 1990)

- Improve safety
 - Strictly enforce speed limits
 - More frequent speed limit postings
 - Paint more road lines
 - Review signage
 - Intersections swept clear of sand
- Maintaining roads
 - Citizen volunteer workdays
- Restructuring
 - Maintain existing road character
 - Drainage projects sensitive to wetlands/environment
 - Reconstruction projects should not effect annual budget
- Preserving rural character of roads
 - Roads should not be widened/straightened unless safety requires
 - Don't disturb trees and stone walls
 - Don't pave gravel roads unless traffic warrants
 - Make certain roads dead ends to lessen traffic
 - Aesthetically pleasing road features (i.e. wooden guardrails)

Report of Building Needs Study Committee – February 1980
(Center for Economic Development 1993a)

- Fire station
 - 3 options: New facility, major renovations, minor changes
- Covered shed for road salt
- Rhodes building
 - Restrooms, moisture problem, storage space, less use
- Police facilities
 - Need more space, no suggestions

Long Range Planning Committee – Report to Pelham Selectmen – July 1987
(Town of Pelham 1987)

- Town statement of purpose
- Apply for strategic planning grant with PVPC
- Hire professional staff person
- Devise long-range financial plan
- Better define board functions
- Relieve residential property tax
 - Impact fees on development

- Retirement community
- Town center
- Trash removal improvements
- Land purchasing

Pelham Master Plan – 1987

(Department of Landscape Architecture and Regional Planning 1987)

- Town center
 - Land behind school (library, town hall, commercial, office space, post office, recreation area)
 - Remove trailers to open parcel of land owned by town
- Historic area as tourist trap on 202 with gas station, restaurant, gift shop
- Secure grants for maintenance of historic sites
- Become involved with circuit rider program
- Zoning: 3 districts
 - R1 – current developed Pelham, no changes
 - R2 – Large lot, setbacks, frontage; preserve setting
 - Commercial – Facilities such as Temporary lodging, restaurants, offices, etc.
- Site plan review
 - Impartial standards
 - Protect property values
 - Encourage new growth integration
 - Preserve character
- Design review
 - Overlay districts – preserve character
- Allow for open space community development (clusters)
- Comprehensive policy plan/ master plan
- Growth management system
- No development in environmentally sensitive areas
- Conservancy zones
- Growth cap until growth management plan
- Sewer and water extensions
- Economic diversity (commercial, town center)
- Phased growth plan
- Development scheduling

Growth Management Plan – 1988

(Pioneer Valley Planning Commission 1988)

- Housing
 - Zoning and subdivision regulations to allow medium income housing
 - Develop cluster zoning provisions

- Larger lot zoning – environmental constraints
- Develop site review procedures
- Environment
 - Protect lands unsuitable for development
 - Protect scenic areas
 - Incentives to maintain fields and forests
 - Protect surface watersheds and aquifers
- Economic policy
 - Zoning to allow limited business development
- Open space/ recreation
 - Designate areas for passive recreation and active recreation
 - Protect scenic landscapes and waterbodies
- Historic preservation
 - Nominate areas to National Register of Historic Districts, develop local historic districts
 - Site review for renovations on historically significant properties
 - Designate “scenic” roads in town
- Town center
 - Create one
- Town management
 - Expand public services with revenue generation based on cost
 - Maintain capital improvement plan
 - Analyze capacity to administer growth management plan and town government
 - Provide high quality education

Conservation Recreation Master Plan - 1985
 (Conservation and Recreation Commission 1985)

- Acquisition of land in the vicinity of elementary school/ fire station
- Preservation of significant environmental features
- Acquisition of land that can be used for multiple functions
- Special protection for stream corridors, swamps and other wetlands
- Protection of land along the Metacomet-Monadnock trail and other connecting trails
- Protection of sites with archaeological importance
- Control impact of the land development
- Attention to the appearance of scenic roads
- Intertown communication
- Provide outdoor recreation possibilities
- Adequate after school recreation
- Provide space for community events
- Priority list for parcel acquisition
- Inventory roads of scenic importance

- Comprehensive property maps
- Land near elementary school
- Permanent protection of for trails
- Acquire land – Harkness road area
- Swimming pool
- Bylaws to encourage land conservation
- Topographic map of town
- Tennis courts
- Public access – Old Mill site
- Maintain improve town land – Buffam Falls
- Improve cross country skiing

Evaluation Property Tax Assessment and Tax Collection – 1993
(Center for Economic Development 1993b)

- Increased efficiency
- Increased accountability
- Maintain minimum startup cost
- Long term benefit
- Community confidence
- Maintenance of small town atmosphere
- Retention of local autonomy

Report: Study Revenue and Alternate Tax Issues
(Town of Pelham 1996b)

- Present structures changed to offices
- Zoning for elderly and retirement communities
- Parcels undeveloped zoned for commercial use
- Light cluster commercial development on 202
- Conversions to bed and breakfasts
- Adopt more liberal versions of state tax relief measures
- Tax credits to taxpayers who add apts. for elderly
- Ease procedures for applying for tax relief
- Tax relief for those over 65
- Work in lieu of taxes

Appendix B: Pelham Businesses

Table B-1 indicates the listings of businesses in Pelham according to the 1996-97 Massachusetts Business Directory. There are 25 reported businesses within the town, and there are most likely other businesses that are not listed in the database. Also, the estimated number of employees working for each institution or business, and the number of years the business has been in the database are available in the table.

Table B-1: Town of Pelham List of Existing Businesses, Employment Size, and Number of Years in Operation

Business	Address	Employment Size	Year Code
Bascomb, Gregory D.		A	1
Bovine Theory Creations	47 Harkness Rd.	A	2
Bryan, Chad	194 N. Valley Rd.	A	*
Callahan Painting	8 Harkness Rd. #8	A	*
Carkuff Institute of Human Development	22 Amherst Rd.	C	*
Copperworks Plumbing and Heating	11 S. Valley Rd.	A	4
Debora Lichtenberg Veterinary	2 Belchertown Rd.	B	5
Diversity Works	201 N. Valley Rd.	A	*
Education Research Association	11 Harkness Rd.	A	*
Friends of Amherst Stray Animals	107 Buffam Rd.	D	*
Hall's Poultry	27 Enfield Rd.	B	*
Haydenville Woodworking & Design	17 Enfield Rd.	A	7
Hazel Dardano Acupuncture	98 Harkness Rd.	A	*
Hazelett, William M.		A	5
Healing Traditions	13 Gulf Rd.	B	2
Hondrogen Design & Construction	14 Cadwell St.	A	*
In-Ex Information Export	120 Amherst Rd.	A	3
KLM Insulation	29 Jones Rd.	A	*
Mountain Springs Pumps & Repair	9 Enfield Rd.	A	*
North Valley Therapy	194 N. Valley Rd.	A	*
Pioneer Valley Symphony		A	2
Robinson-Hidas, Linda	193 N. Valley Rd.	B	2
Shepard Electric	76 N. Valley Rd.	A	2
Tom Doubleday Carpentry		A	2
Wilson Construction	155 Buffam Rd.	A	*

Source: Massachusetts Directory of Business 1996-97

Employment Size: A = 1 - 4 employees, B = 5 - 9 employees, C = 10 -19 employees, D = 20 -49 employees

Year Code: Number of years business has been in database, * = 10 years or more

Appendix C: Work group results

A community workshop was held on September 29, 1997. Eighteen members of the community brainstormed issues facing Pelham through a guided workshop facilitated by the Pelham planning studio, from the Department of Landscape Architecture and Regional Planning, at the University of Massachusetts, Amherst. Attendees were asked about the things they liked and disliked about the Town of Pelham, as well as areas where they felt Pelham could improve or maintain. The responses of the various groups are listed below.

- Group # 1

Question #1 Best About Pelham:

1. Open Space
2. No Thoroughfare
3. Traffic

Question #2 Problems with Pelham:

1. Lack of Economic Diversity
2. No Town Center

Question #3 How to Maintain/Improve:

1. Sewer
2. Town Center/Focal Point
3. Residential/Business Conversion

State Planning Requirements:

1. Land Use
 - ◆ Open Space Tax Deductions to Retain Open Space
 - ◆ Limited Commercial
 - ◆ Home Conversion
2. Housing
 - ◆ Maintenance of Housing Stock
3. Economic Development
 - ◆ Have the Town Broker Property
 - ◆ Post Office
 - ◆ Home Business
 - ◆ Limited Commercial
4. Natural/Cultural
 - ◆ Better Promotion and use of Historic Center
 - ◆ Renovation of Buildings for Cultural Activities
5. Open Space/Recreation
 - ◆ Increase Profile of Conservation Land
 - ◆ Take Advantage of Recreation Opportunities on Conservation Land
 - ◆ Bike and Hiking Trail Development
6. Services
 - ◆ Sewer
 - ◆ Telecommunications
7. Circulation
 - ◆ Bike and Hiking Trails

- Group # 2

Question #1 Best About Pelham:

1. Proximity to Amherst
2. Rural Setting
3. No Suburban “Look”
4. Zoning
5. Road Size

Question #2 Problems with Pelham:

1. Only Residential Tax Base
2. Water & Septic
3. School Overpopulation
4. Low Income
5. Recreation
6. Road Repairs

Question #3 How to Maintain/Improve:

1. Home Business
2. Town Center/Focal Point
3. Limited Sewer Expansion
4. Limited Business Zoning
5. Post Office
6. ATM
7. General Store
8. Coffee Shop
9. Elderly Housing
10. Trails

- Group #3

Question #1 Best about Pelham

1. Rural Open Space
2. Trails to Hike and Ski
3. Rural Character
4. Accessibility to Amherst
5. Great Place to Teach
6. School/Regional Schools
7. Small Community
8. Town Meeting
9. Historic Background
10. “Make Do” Spirit

Question #2 Problems with Pelham

1. Growth, i.e. School Population
2. Lack of town Center/Focus
3. Rising Taxes
4. Recreational Open Space Restrictions, i.e. Quabbin, Town of Amherst

5. No Business
6. Residential Tax Base
7. Lack of Recreational Facilities
8. No Central Place for Elderly
9. Through Traffic

Question #3 How to Maintain/Improve

1. Road Maintenance with out Widening or Straightening or Impacting Rural Character
2. Historic Road Designation
3. Focal Point other than School
4. Use Buildings for Cultural Activities
5. Creation of Multiple Committees to meet State guidelines
6. Improve School
7. Manageable Taxes
8. Don't Build to Accommodate
9. Open Space Maintenance
10. Increased Dialogue with Amherst/MDC

State Planning Requirements:

1. Housing
 - ◆ Expensive
 - ◆ Low Income?
 - ◆ Wells and Septic
 - ◆ Elderly Housing
2. Economic Development
 - ◆ Yes

(Department of Landscape Architecture and Regional Planning 1997a)

Appendix D: Demographics

D.1 Population

The annual survey conducted by the Town of Pelham in January of 1997 showed the population was 1,381 people (Town Clerk 1997). This represented a decrease in population of 3% from 1996 when there were 1,421 residents in Pelham. This decrease in population is due to out-migration or deaths. According to the U.S. Census of Population, Pelham had 1,373 residents in 1990, and experienced steady growth from 1950 to 1990. Table D-1 displays the population and percentage of growth for Pelham compared with the Pioneer Valley (Hampshire and Hampden Counties) in this time period.

Year	Pelham	Percentage Change	Pioneer Valley	Percentage Change
1950	579	-	456,059	-
1960	805	39.0%	532,708	16.8%
1970	937	16.4%	583,031	9.4%
1980	1,112	18.7%	581,830	-0.2%
1990	1,373	23.5%	602,878	3.6%

Source: Pioneer Valley Planning Commission 1993a

From 1980 to 1990, Pelham's population increased 23.5% compared with 3.6% for the Pioneer Valley during that same time period. Between 1980 and 1990, the number of households in Pelham increased 28.5% from 383 households to 492 households in 1990. The average household size in Pelham in 1990 was 2.79 persons, and 95.3% of Pelham's population was reported to be white in the 1990 U.S. Census.

The Massachusetts Institute for Social and Economic Research (MISER) released population projections for Pelham in 1994. MISER forecasted Pelham's 1995 population at 1,430 people, 1,457 people in 2000, and 1,520 people in 2010. Table D-2 displays

population projections from three different sources including the Pioneer Valley Planning Commission, MISER, and the cohort survival method.

Date of Projection	Source	1970	1980	1990	2000	2010	2020
	U.S. Census	937	1,112	1,373			
1992	PVPC*				1,661	1,894	2,157
1995	MISER**				1,457	1,520	
1997	UMass***				1,493		

* = Pioneer Valley Planning Commission 1993a
 ** = Massachusetts Institute for Social and Economic Research 1994
 *** = Department of Landscape Architecture and Regional Planning 1997b

The population projections from the different sources vary due to the different methods employed.

D.2 Age Distribution

The median age of the residents in Pelham increased 11.5% from 32.1 years of age in 1980 to 35.8 years of age in 1990. In 1980, 91 residents or 8% of Pelham’s total population that were age 65 years or older. This number increased by 39.6% in 1990, to 127 residents making 9% of the town’s population over 65. The number of young families that moved into Pelham during this period offset the small overall percentage increase. Table D-3 displays the age distribution of MISER’s population projections for the Town of Pelham from 1980 to 2010.

	1980			1990			2000			2010		
Age Group	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female
Under 5 yrs.	53	26	27	92	56	37	68	34	34	76	38	38
6 - 14 yrs.	175	82	93	182	95	86	190	106	84	156	79	77
15-44 yrs.	570	309	261	668	326	344	579	295	284	538	286	252
45-64 yrs.	225	124	101	304	161	141	433	207	226	488	231	257
65 yrs. & over	91	45	46	127	62	65	187	92	95	262	122	140
Total	1,114	586	528	1,373	700	673	1,457	734	723	1,520	756	764

Source: U.S. Census 1990 & Massachusetts Institute for Social and Economic Research 1994

Population forecasts by age group show a very marked trend in the growth of the upper age groups. MISER released projections in 1994, showing 49% of Pelham’s population in the year 2010 of ages 45 and older. This compares with 43% in 2000 and 32% in 1990. Needs for housing, recreation and social services should change over the next decade as the population continues to age. Also, this may have other major implications for the number of school children within the school system.

D.3 Income

Pelham’s median household income increased 104% between 1979 and 1989, from \$23,594 to \$49,050. During this same time period the state of Massachusetts’ median household income increased 105% from \$17,600 to \$37,000. According to the 1990 U.S. Census, Pelham ranked 74th in the state in median household income. In 1989, according to the U.S. Bureau of the Census, 70% of Pelham’s households earned \$35,000 or more.

Table D-4 displays the income distributions for households in Pelham in 1990. According to the 1990 U.S. Census, 48% of the households in Pelham had an income of \$50,000 or more, and 20.5% of the households had an income of \$75,000 or greater.

Income	Households	Percentage
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Less than \$5,000	4	0.8%
\$5,000 - \$9,999	16	3.3%
\$10,000 - \$24,999	63	12.9%
\$25,000 - \$34,999	65	13.3%
\$35,000 - \$49,999	105	21.6%
\$50,000 - \$74,999	134	27.5%
\$75,000 - \$99,999	39	8.0%
\$100,000 or more	61	12.5%
Source: U.S. Census 1990		

Table D-5 displays the number of residents in the labor force, and the unemployment rates from 1987 to 1996. The unemployment rate in Pelham has remained relatively consistent from 1987 to 1996, apart from a significant increase in 1991 and 1992. Pelham’s rate has remained below the state unemployment rate during this time period. For example, the unemployment rate in 1996 was 2.5% compared the state’s rate of 4.3%.

Year	Labor Force	Employment	Unemployment	Pelham Rate	Massachusetts Rate
1987	736	718	19	2.6%	3.2%
1988	1018	1000	18	1.8%	3.3%
1989	1030	1007	23	2.2%	4.0%
1990	840	818	22	2.6%	6.0%
1991	792	758	34	4.3%	9.1%
1992	770	734	36	4.7%	8.6%
1993	762	740	22	2.9%	6.9%
1994	797	777	20	2.5%	6.0%
1995	812	792	20	2.5%	5.4%
1996	816	796	20	2.5%	4.3%
Source: Massachusetts Division of Employment and Training 1997					

D.4 Economic Activities

Table D-6 shows employment by major category and lists key characteristics in Pelham from 1986 to 1995 and lists key labor characteristics, as reported by the

Massachusetts Department of Employment and Training. The largest number of residents in Pelham are employed in the government and construction sectors. These numbers tend to indicate that a large number of the labor force are working either outside of the town, or working out of their home.

Table D-6: Employment and Wages in Pelham												
Year	Total Annual Payroll	Average Annual Wage	Establishments	Employment								
				Total	AGF	Government	Construction	Manufacturing	TCPU	Trade	FIRE	Services
1986	\$898,900	\$9,462	16	95	*	59	*	*	0	*	*	*
1987	\$980,000	\$9,906	19	99	*	60	*	*	0	*	*	*
1988	\$1,431,100	\$12,337	19	116	*	57	30	0	0	*	*	*
1989	\$1,583,841	\$14,016	21	113	*	55	21	0	0	*	*	*
1990	\$1,748,696	\$16,192	25	108	*	61	14	0	0	*	0	*
1991	\$1,872,857	\$17,182	20	109	*	61	15	0	0	*	*	*
1992	\$1,826,434	\$20,522	17	89	*	58	15	0	0	*	*	*
1993	\$1,903,051	\$19,031	21	100	*	61	19	0	0	*	*	*
1994	\$1,842,320	\$18,423	20	100	*	60	21	0	0	*	*	*
1995	\$2,125,395	\$18,644	22	114	*	66	25	0	*	*	*	0

TCPU = Transportation, Communication and Public Utilities
 FIRE = Finance, Insurance and Real Estate
 AGF = Agriculture Forestry Fishing
 * = Data suppressed due to confidentiality
 Source: Massachusetts Division of Employment and Training 1997

Table D-7 portrays a clearer picture of the different occupations of Pelham's residents. The table compares the occupations of employed persons 16 years and over living within the town. The most noticeable increases were in health and educational services, and retail trade. The overall percentage increase of employed persons from 1980 to 1990 was 42% at a time when the population increased 23.5%.

Table D-7: Town of Pelham: Occupations of Employed Persons 16 Years and Over			
Industry	1980	1990	Percentage Change
Agriculture, Forestry, Fisheries, and Mining	13	16	23.1%
Construction	27	55	103.7%

Manufacturing			
Non-durable goods	25	26	4.0%
Durable goods	22	18	-18.2%
Transportation	8	4	-50.0%
Communication and other public utilities	6	9	50.0%
Wholesale Trade	7	10	42.9%
Retail Trade	79	114	44.3%
Finance, Insurance, and Real Estate	23	32	39.1%
Business and Repair Services	17	27	58.8%
Personal, Entertainment, and Recreation Services	8	16	100.0%
Professional and Related Services			
Health Services	35	105	200.0%
Educational Services	231	303	31.2%
Other professional and related services	42	53	26.2%
Public Administration	24	17	-29.2%
Total	567	805	42.0%
Source: U.S. Census 1980 and 1990			

Table D-8 compares class of worker and percentage change in Pelham between 1980 and 1990. There was a 43% increase in the number of local government workers residing in the town, and a steady increase of 30% in the number of self-employed workers. This may show an increase in the number of home businesses within the town. It also must be noted that private not-for-profit workers weren't indicated in the 1980 census, and that there were 116 such workers reported in the town in 1990. The large number of state government workers can be attributed to the fact that Pelham has a large number of professionals that work at the University of Massachusetts.

Table D-8: Town of Pelham Employed Persons 16 Years and Over By Class of Worker			
Class of Worker	1980	1990	Percentage Change
Private Wage and Salary Worker	270	309	12.62%
Private Not-for-Profit Wage and Salary Worker		116	
Federal Government Worker	7	6	-16.67%
State Government Worker	176	194	9.28%
Local Government Worker	54	94	42.55%
Self-Employed Worker	57	81	29.63%

Unpaid Family Worker	3	5	40.00%
Total	567	805	29.57%
Source: U.S. Census 1980 and 1990			

D.5 Budget

The Town of Pelham’s expenditures for fiscal year 1997 was \$1,874,554, and the projected budget for \$1,986,553 for fiscal year 1998 (Town of Pelham 1996). This trend of increasing nominal expenditures has occurred throughout the decade as can be seen in Table D-9.

Table D-9: Town of Pelham Expenditures, 1989-1997		
1989	\$	1,139,297
1990	\$	1,290,215
1991	\$	1,454,804
1992	\$	1,487,299
1993	\$	1,533,300
1994	\$	1,519,729
1995	\$	1,644,950
1996	\$	1,762,911
1997	\$	1,874,554
Source: Massachusetts Department of Revenue 1997		

The 1997 tax rate for Pelham is \$18.39. Listed below in Table D-10 are the sources of revenue for the Town of Pelham. It is interesting to note that the percentage of the annual budget that is derived from the local tax levy is high (71.5%) in comparison to the rest of the state (58.8%) in 1997. Conversely, the percentage of the annual budget that comes from state aid (8.6%) is less than the average percentage statewide (18.0%) (Massachusetts Department of Revenue 1997). This statistic is indicative of many small communities in Massachusetts where the burden of financing local services is increasingly being shifted to the property owners, and is a key reason that the homeowners of Pelham would like to promote economic diversity in some form.

Table D-10: Sources of Revenue for the Town of Pelham		
Fiscal Year 1997 Revenue Sources		Percent of Total
Tax Levy	\$1,476,193	71.50%
State Aid	\$178,111	8.60%
Local Receipts	\$271,160	13.10%
Other Available	\$137,923	6.70%
Source: Massachusetts Dept of Revenue 1997.		

In Table D-11, the tax levy and the assessed values of land use are classified in accordance with the different tax classifications. The majority of the taxes collected are from residential property taxes.

Table D-11: Tax Levy and Assessed Values for Pelham			
Tax Classification	FY97 Tax Rate	FY97 Tax Levy	FY97 Assessed Value
Residential	\$18.39	\$1,414,991	\$76,943,490
Open Space	*	*	*
Commercial	\$18.39	\$14,458	\$786,187
Industrial	\$18.39	\$10,574	\$575,000
Personal Property	\$18.39	\$36,170	\$1,966,827
Total		\$1,476,193	\$80,271,504
* = indicates no value for classification			
Source: Massachusetts Department of Revenue 1997			

Appendix E: Dublin Home Occupations Zoning Ordinance

M. HOME OCCUPATIONS: A home occupation will be permitted in all districts if it conforms to all of the requirements of this section.

1. It shall be carried out only by residents of the premises and involve only a service provided or product produced by those residents.
2. It shall be operated entirely within a principal living unit and / or accessory structure.
3. It shall be clearly secondary to the use of the premises for dwelling purposes and will not alter the general character of the neighborhood or reduce the value of any surrounding property.
4. It shall result in no external evidence of the enterprise except for a permitted sign which shall not have adverse effects on the environment of the surrounding properties as a result of noise, odors, smoke, dust, lights, soil, water or air pollution, increases in traffic or in parking requirements, or as a result of other nuisances.
5. Any activity that exceeds these standards is subject to the Special Exception requirements applicable to Home Businesses.

N. HOME BUSINESSES: A home business will be permitted in the Village, Mountain and Rural Districts as a Special Exception if it conforms to the requirements of this section. An activity which exceeds the standards for Home Occupation requires a Special Exception in accordance with this section.

1. A Home Business shall be carried on by residents of the premises and not more than two on-premise employees who are not residents.
2. It shall be clearly secondary to the use of the premises for dwelling purposes and will not alter the general character of the neighborhood or reduce the value of any surrounding property.
3. It shall result in no external evidence of the enterprise except for a permitted sign and shall not have an adverse effect on the environment or

the surrounding properties as a result of noise, odors, smoke, dust, lights, soil, water or air pollution, increases in traffic or in parking requirements, or as a result of other nuisances.

4. It shall have no outdoor display of goods, and no outdoor storage of materials or equipment unless screened from roads and surrounding properties by natural or structural means to such an extent and in such manner as may be specifically required and approved by the Board of Adjustment.
5. The residence or accessory buildings shall not provide window displays or other characteristics or features normally associated with commercial use.
6. There shall be no change in the exterior appearance of the residence or other structures on the property as a result of the use, unless specifically approved or required by the Board of Adjustment.

(Town of Dublin 1997)

Appendix F: Example Zoning By Law Cranberry Township, PA

The following section of the zoning by laws from Cranberry Township, MA offer an example of the strictly regulating uses for a particular zone. The included portion gives the town's description of their "commercial convenience zone"

108.407. C1 Convenience Commercial District .

108.407.1. Purpose. The purpose for the establishment of the C1 Convenience Commercial District is to provide development potential for commercial sites to serve the immediate daily needs of the surrounding neighborhood area. These areas shall be limited in size and activity and not be permitted to expand into area-wide commercial centers.

108.407.2. Authorized uses by right. See Section 1, Table of Authorized Uses, to determine which authorized uses are authorized by right in the Convenience Commercial District.

108.407.3. Authorized uses by conditional use. See Section 2, table of authorized uses, to determine which authorized uses are authorized by conditional use in the Convenience Commercial District.

108.407.4. Authorized uses by special exception. See Section , Table of authorized uses, to determine which authorized uses are authorized by special exception in the Convenience Commercial District.

108.407.5. Area and site requirements. The following area requirements shall apply in the C1 Convenience Commercial District:

108.407.5.1. No structure shall be permitted closer than fifty (50) feet to any public right-of-way.

108.407.5.2. Side and rear yards shall be not less than fifteen (15) feet.

108.407.5.3. Off-street parking shall be provided in conformance with Section , Off-street parking requirements.

108.407.5.4. A twenty-foot buffer strip, suitably planted, shall be required where this district abuts any residential district.

108.407.5.5. Minimum net lot area shall be one (1) acre.

108.407.6. Express Standards and Criteria for USES authorized by conditional use. See General Regulations in Article III and Section .

108.402.1. Principal uses. Table of authorized principal uses, zoning districts where use is authorized, and method of authorization codes:

R = By right C = Conditional use

SE= Special exception, N = Not permitted uses in all capital letters are defined terms.

(Cranberry Township 1996)

Appendix G: Historic Mills of Pelham

1. Jillson grist mill at the site of the old swimming hole on Amethyst Brook just off Amherst Road and just west of North Valley Road.
2. Jillson-Allen sawmill a short distance downstream of the grist mill site on Amethyst Brook.
3. Buffum sawmill built in 1840 on Buffum Brook, located just east of Buffum Road a short way north of North Valley Road.
4. Ballou sawmill approximately 1000 yards downstream of the Intake Reservoir dam on Amethyst Brook.
5. Eseck Cook broom handle mill off Cook Road on Amherst watershed land just north of Amherst Road.
6. Eseck Cook sawmill on Amethyst Brook just downstream of North Valley Road.
7. Eseck Cook dam on Amethyst Brook a short way upstream of North Valley Road on Amherst watershed land.
8. Bedpost and broom handle mill off Enfield Road in the headwaters of Harris Brook.
9. Sawmill and dam with undershot wheel off Queen Street on a stream that feeds Knights Pond. The dam and foundation remnants are of hand laid without mortar.
10. Dam and mill on Purgee Brook in the Quabbin Reservation at approximately 580 feet elevation, located on a well graded road.

(Conservation Commission 1985, 5-6)

Appendix H: Funding Sources for Historic Preservation

H.1: The Historic Preservation Fund

The Historic Preservation Fund (HPF) is comprised of federal monies used to provide matching grants to support historic preservation activities as specified in the National Historic Preservation Act. These grants, administered by the National Park Service, provide partial financial support to State Historic Preservation Offices (SHPO's) carrying out statutory responsibilities under the National Historic Preservation Act.

Activities funded by the Historic Preservation Fund include:

1. Conducting comprehensive surveys of historic properties and maintaining inventories of information gained from such surveys
2. Nominating properties to the National Register of Historic Places
3. Developing and using a comprehensive statewide historic preservation plan
4. Assisting and advising federal and state agencies and local governments in carrying out their historic preservation responsibilities
5. Cooperating with local governments in developing local historic preservation programs
6. Advising and assisting in the evaluation of proposals for rehabilitation projects that may qualify for Federal financial or tax assistance

For more information write:

National Register of Historic Places
Interagency Resource Division
National Park Service
P.O. Box 37127
Washington, DC 20013-7127

(National Park Service 1995a)

H.2 Massachusetts Historical Commission

The State Register of Historic Places is the official list of the state's cultural resources deserving preservation consideration. The State Register is a compilation of eight different types of local, state and federal designations. The most common designations on the State Register are National Historic Landmarks, National Register properties and local historic districts.

Activities funded by the Massachusetts Historical Commission include:

1. Pre-development projects: Requests may be submitted to conduct studies necessary to enable future development or protection of a State Register property, such as feasibility studies involving the preparation of plans and specifications, historic structures reports, and certain archaeological investigations.
2. Development projects: Requests may be submitted for construction activities including stabilization, protection, rehabilitation, and restoration. Grant funding can be used to cover costs of material and labor necessary to ensure the preservation, safety and accessibility of historic cultural resources. Development of universal access is allowable as part of a larger project.
3. Acquisition projects: Requests may be submitted to acquire State Register properties that are imminently threatened with inappropriate alteration or destruction.

For more information write:
Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, MA 02125-3314
(617) 727-8470

(Massachusetts Historical Commission 1997)

H.3 The Certified Local Government Program

The National Historic Preservation Act established a nationwide program of financial and technical assistance to preserve historic properties--buildings, structures, neighborhoods, and other places of importance in the historic and cultural life of the nation. A local

government can participate directly in this program when the State Historic Preservation Officer certifies that the local government has established its own historic preservation commission and a program meeting Federal and State standards. A local government that receives such certification is known as a "Certified Local Government" or CLG.

Activities funded by The Local Government Program include:

1. Architectural, historical, archeological surveys, and oral histories
2. Preparation of nominations to the National Register of Historic Places
3. Research and development of historic context information
4. Staffwork for historic preservation commissions, including designation of properties under local landmarks ordinances
5. Writing or amending preservation ordinances
6. Preparation of preservation plans
7. Public information and education activities
8. Publication of historic sites inventories
9. Development and publication of design guidelines
10. Preparation of zoning studies
11. Development and publication of walking/driving tours
12. Development of slide/tape shows, videotapes
13. Training for commission members and staff
14. Development of architectural drawings and specifications
15. Preparation of facade studies or condition assessments
16. Rehabilitation or restoration of properties individually listed in the National Register of Historic Places or contributing to a National Register historic district

For more information write:

The Certified Local Government Program

Heritage Preservation Services, Grants Administration
P.O. Box 37127
Washington, DC 20013-7127
(202) 343-6005

(National Park Service 1995b)

Appendix I: Road Classification and Inventory

Functional classification

The functional classification of roadways are separated by the service they are intended to provide. The following seven functional classifications are adopted by the state of Massachusetts for the purpose of tracking roadway inventory and establish funding eligibility.

Interstate- Freeways serve as principal arterials providing service to substantial statewide and interstate travel.

Rural Principal Arterials and Urban Extensions- Major highways that serve corridor movements having trip length and travel density characteristics that indicate substantial statewide or interstate travel.

Rural Minor Arterial and Urban Extensions- Roadways with statewide significance that link cities and large towns forming an integrated network of intracounty importance.

Rural Major Collectors and Urban Minor Arterials- Those roads that provide service to cities, towns and other traffic generators not served by the arterial system; roads that link these places with arterial system; and roads that serve the more important intracounty travel corridors.

Rural Minor Collectors and Urban Collectors- Roads that bring traffic from local roads to collector roads; roads that provide service to small communities and link local traffic generators to the rural areas.

Local Roads- Roads that provide access to adjacent land; roads that provide service to relatively short distances. Local roads include all roads not classified as part of the principal arterial, minor arterial, or collector system.

Other Urban Principal Arterials- Roadways with significance that provide access to and within the urbanized area. Connections to interstate and rural principal arterials is typical.

Table I-1: Inventory of Town Maintained Roads

Pelham Roads	Pavement type	Class	Condition
Amherst Road	BC	A	Fair/Poor
Arnold Street	GR/OS	R	Good
Bray Court	BC	R	Fair
Belchertown Road	BC	A	Fair
Butler Hill Road	OS/GR	R	Poor
Boyden Road	OS/GR	R	Fair
Brewer Road	GR	R	Poor
Buffam Road	BC/OS	C	Poor
Cadwell Street	BC	R	Good
Country Lane	OS	R	Good
Cook Road	GR	R	Fair
Enfield Road	OS	C	Good
Gulf Road	OS	C	Fair
Harkness Road	BC	C	Poor
Jones Road	BC	R	Fair
King Road	OS	R	Poor
King Street	GR	R	Fair
Meeting House Road	GR	R	Fair
North Valley Road	OS/GR/BC	C	Fair/Poor
Packardville Road	OS	C	Under Construction
Pine Tree Circle	BC	R	Good
Quarry Street	GR	R	Fair
South Valley Branch	OS	R	Poor
Shutesbury Road	OS	C	Fair
South Valley Road	BC/OS	R	Good/Fair
<u>Pavement type</u>			
BC- Bituminous concrete			
OS- Oil and stone			
GR- Gravel			
<u>Road class</u>			
A- Arterial			
C- Collector			
R- Rural			
<u>Road Condition</u>			
Poor- needs major repair			
Fair- Extensive repair of old surface			

Good- Only normal maintenance needed

Table I-2 Miles of Road and Functional Classification		
Road Type	Pelham	Pioneer Valley
Interstate	0.00	87.05
Principal Arterials	0.07	65.85
Minor Arterials	5.74	232.93
Other Principal Arterials	0.00	73.67
Major Collectors	5.55	628.07
Minor Collectors	6.47	409.82
Local Roads	26.75	2785.58
Total	44.58	4282.97

Source: Massachusetts Highway Department 1996

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