

Minutes of July 23, 2020 Planning Board Zoning SubCommittee Meeting

Tim Doherty opened up Meeting at 7:00pm

Paul Gagnon Motioned to nominate Roger Montbleau as Chair. Kevin Cote second the motion.

Tim Doherty appointed VC.

Resident Scott Bowden, interviewed and appointed to SubCommittee.

In attendance:

Tim Doherty, Jim Bergeron, Roger Montbleau, Paul Gagnon, Danielle Masse Quinn, Kevin Cote, Mike Sherman, Dave Hennessey, Bruce Bilapka, Scott Bowden, resident volunteer

Future Meetings: August 19, 2020, September 2, 2020 and September 16, 2020 to meet at Sherburne Hall at 7:00pm.

Discussion:

Roger Montbleau- Meeting intentions are to review and rewrite Conservation Subdivision regulations that are acceptable to the Town to preserve open space.

Tim Doherty- There are a lot of "Non Conforming" house in Town

Dave Hennessey- Pre Existing Non Conforming is legal. Couple of ADU changes he wants to see on the Warrant (Voting)

Roger Montbleau- The plan for this group is to see where we can change Conservation Subdivision.

Paul Gagnon- Yield Plan, put it in front of Conservation first then to the Planning Board.

Dave Hennessey- can only have more houses than a regular SubDivision

Jim Bergeron: No density bonus, wants involvement of the Conservation Commission before it comes to Planning Board. The old Yield Plan would have never been approved by Planning. We need tight language and zoning changes in lot size. Get rid of open spots. Get rid of Workforce Housing. The town is suppose to get something good, something nice.

Kevin Cote: Builders have the upper hand, we need to take that back. This is more for places with a lot of farm land, not Pelham.

Roger Montbleau: Yield Plan requirements with Engineer is where we need to start.

Tim Doherty: wants connectivity

Dave Hennessey: not talking about workforce housing for now, 10-12 houses- makes sense for the Town, not the builder. 10 acres 12 lots.

Tim Doherty: only doing it for connectivity of land, parcel requirements, 15 acres stays in Innovative Lane Use; does not disturb the Planning Board.

Jim Bergeron: we need changes in Zoning/ soil etc. Design septic loading DES standards 1000 square foot/ scary. Careful dimensional elements. Frontage shortage is causing house clustering and packing.

Bruce Bilapka: Water/ Community well problems.

Kevin Cote: we don't want to throw out bonus density.

Paul Gagnon: Eliminate Workforce Housing, bonus density, bring in Conservation Commission before it goes to Planning Board.

Roger Montbleau: We need a word copy of the old Conservation Subdivision. Jenn can email a copy to all. All items need to be emailed by Jenn through the Planning Board.

Meeting was adjourned at 9:15 pm.