



PELHAM POLICE DEPARTMENT

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Chief of Police
JOSEPH A. ROARK

To: Pelham Zoning Board and Planning Board Chairs
From: The Pelham Highway Safety Committee (HSC)
Date: November 21, 2019
Subject: HSC opinion regarding proposed MAKO conventional subdivision - Old Gage Hill Road – Map 18 Lot 12-16 with access only from Salem

Dear Zoning Board and Planning Board members,

On November 20, 2019 the HSC met to discuss several matters including the subject issue. Present were Police Chief Roark, Fire Chief Midgley, Road Agent Ferreira, Planning Director Gowan, Susan Snide, Peter Zohdi (the project design engineer) and Kerry Zelonis who took meeting minutes.

Peter Zohdi presented the plan for his proposed conventional development near Old Gage Hill Road that would have its only access from Beechwood Road in Salem. Planning Director Gowan described that a variance to a section of Pelham zoning is required (Article III, Section 307-13, B, 2) and that the HSC will be asked for an opinion that could be relevant to both land use boards regarding this proposal. After a brief discussion the HSC voted unanimously to recommend the following conditions to the BOA and potentially to the Planning Board if a variance is approved:

1. The new named roads within the proposed Pelham development should remain private roads with the property owners being responsible for all maintenance as described in HOA docs to be approved by Pelham Town Counsel;
2. The developer must provide a fire cistern in the size required by the Fire Department or provide fire suppression sprinklers in each unit as an alternative to the cistern;
3. A letter from the Salem Fire Department confirming they will be the first responders for all fire/ambulance calls to this development rather than relying upon the standard mutual aid agreement.

Respectfully submitted,
The Pelham Highway Safety Committee