

APPROVED

**TOWN OF PELHAM
PLANNING BOARD MEETING
January 6, 2014**

The Chairman Peter McNamara called the meeting to order at approximately 7pm.

The Secretary Paul Dadak called roll:

PRESENT Peter McNamara, Paul Dadak, Tim Doherty, Jason Croteau, Selectmen
: Representative Robert Haverty, Planning Director Jeff Gowan

ABSENT: Roger Montbleau, Paddy Culbert, Alternate Joseph Passamonte, Alternate Mike Sherman

2nd PUBLIC HEARING ON PROPOSED ZONING AMENDMENTS

(The full text of all proposed amendments and the draft map of the proposed Pelham Center MUZD are available from the Planning Department at (the Municipal Center) Town Hall, 6 Village Green during normal business hours and from the Town of Pelham website at www.pelhamweb.com on the Planning Department page.)

Proposed amendment to the Pelham Zoning Ordinance ARTICLE 306-16 Establishment of Districts. This amendment would create a mixed-use overlay zoning district (MUZD) for Pelham center. The Pelham Center MUZD is intended to accommodate a physical pattern of pedestrian-friendly, mixed-use development that is traditionally found in neighborhoods within town centers throughout New England. The MUZD ordinance would allow the Planning Board to issue conditional use permits for a mix of business and residential uses within the same building or on the same parcel of land once an applicant demonstrates the land can support the proposed use(s). The ordinance provides a list of uses that would allowed within the MUZD. In addition to the draft Pelham Center MUZD ordinance language, a draft map of the proposed district boundaries will be included as a component of the Public Hearing and is available for inspection.

Mr. McNamara said there were two relatively minor changes made during the first public hearing; he read those changes aloud. He reminded the Board that they weren't allowed to make substantive changes at the present meeting.

There was no public input.

MOTION: (Croteau/Dadak) To approve the proposed amendment and to place it on the March (2014) ballot.

VOTE: (5-0-0) The motion carried.

Proposed amendment to the Pelham Zoning Ordinance ARTICLE IX, Senior and Elderly Housing Section 307-53-2,(C),3 to change the required 30 feet of horizontal separation between all structures to tiered setbacks based on the number of units per structure.

Mr. McNamara said the article was read into the record at the first public hearing. There was one change made at that time under section C:3. He read the amendment aloud.

Mr. Doherty commented he went through the whole ordinance and underlined things he felt lead to some of the proposed changes. He said under *purpose and intent* it reads a variety of housing types, which Pelham doesn't currently have in senior housing developments. He said the proposal would allow a variety of housing types to occur that the Town wasn't seeing now.

There was no public input.

MOTION: (Doherty/Croteau) To approve the proposed amendment to the Pelham Zoning Ordinance, ARTICLE IX, Senior and Elderly Housing and to place it on the March (2014) ballot.

VOTE: (5-0-0) The motion carried.

NEW BUSINESS

Case #PL2013-00028

Map 21 Lot 3-92 & 3-96 - DECAMPOS, Marco – 682 Mammoth Road – Proposed Lot Line Adjustment

The Secretary Mr. Dadak read the list of abutters aloud. There were no persons present whose name was not read, or who had difficulty with notification.

Mr. Chris Francher, MHF Design Consultants, representing the applicant, came forward to discuss the lot line adjustment. He said the lot line being reviewed was between the Decampos' property and their abutter. The abutter had approached the Decampos seeking a small amount of additional land for their property; the Decampos have agreed. It was noted no setbacks were being violated; the abutter simply would like a more 'breathing room' for their lot.

Mr. McNamara confirmed with Mr. Gowan that the proposal didn't affect any setbacks or zoning issues. Mr. Gowan said the proposal improved the setbacks of the existing structures. Mr. Francher approached the plan displayed and pointed out the lots being discussed and the lot area that would be adjusted.

PUBLIC INPUT

Mr. Steve Petroski, 54 Tenney Road believed the person seeking the adjustment was located to the rear of his lot. He wanted to see exactly where the lot line was currently located and where it would be adjusted to. Mr. Francher used the plan displayed and showed Mr. Petroski exactly what was being requested. Mr. Petroski then understood the request and thanked Mr. Francher.

MOTION: (Croteau/Dadak) To accept the proposed lot line adjustment for consideration.

VOTE: (5-0-0) The motion carried.

MOTION: (Doherty/Dadak) To approve the lot line adjustment.

VOTE: (5-0-0) The motion carried.

ADMINISTRATIVE

Map 1 Lot 5-104 - LAWRENCE CORNER ESTATES - Request for Bond Reduction

Mr. Gowan told the Board that the project had two bond components; one being for off-site improvements and the other being for work within the development. He said although the project had essentially been completed for some time, the road paving wearing course had not been done until just before the season ended. He commented that Steve Chabot of Keach Nordstrom (Board's engineering review firm) was very much involved in the inspection process and has subsequently made a recommendation for reduction in both bonds retaining only a small portion until the pavement over-winters. He outlined the improvements that had been done noting it would still need to be brought to the Selectmen for acceptance after that over-winter period.

The on-site work recommendation from Steve Chabot was as follows:

Original bond: \$916,063.50
Currently being held: \$188,388.50
Recommended release: \$96,782.15
Retaining: \$91,606.35

Mr. McNamara called attention to the letter of December 17, 2013 which recommended a different amount for release. Mr. Gowan apologized saying that the form had been incorrectly filled out. The Board deferred action to their next meeting.

MINUTES

December 16, 2013

MOTION: (Doherty/Dadak) To approve the meeting minutes of December 16, 2013 as written.

VOTE: (4-0-1) The motion carried. Mr. Croteau abstained.

ADJOURNMENT

MOTION: (Haverty/Croteau/) To adjourn the meeting.

VOTE: (5-0-0) The motion carried.

The meeting was adjourned at approximately 7:27pm.

Respectfully submitted,
Charity A. Landry
Recording Secretary