

**APPROVED**

**TOWN OF PELHAM  
PLANNING BOARD MEETING  
June 20, 2016**

The Chairman Peter McNamara called the meeting to order at approximately 7:00pm.

Mr. McNamara then called roll:

**PRESENT:** Peter McNamara, Roger Montbleau, Joseph Passamonte, Alternate Paddy Culbert, Alternate Mike Sherman, Alternate Richard Olsen, Selectmen Representative William McDevitt, Planning Director Jeff Gowan

**ABSENT:** Paul Dadak, Tim Doherty, Jason Croteau, Alternate Robert Molloy

Mr. Culbert, Mr. Sherman and Mr. Olsen were appointed to vote.

**OLD BUSINESS**

**PB Case #PL2015-00016**

**Map 22 Lot 8-130**

**52 WINDHAM ROAD - 52 Windham Road – Special Use Permit and Site Plan Review for proposed mixed use development consisting of a 1500SF retail building and 15 townhouse condominium units in the Mixed Use Overlay District**

The applicant requested a continuance to the July 18<sup>th</sup> meeting to allow them to evaluate their options to either modify the current site design or to possibly explore a new development option for the parcel under MUZD Regulations.

Mr. Gowan told the Board he warned the applicant while the Board allowed date specification when active work was occurring. He also informed the application the Board may require additional notification to abutters. There was a brief discussion. As a courtesy, the Board would like the applicant to send first class mail notification to all abutters.

The plan was date specified to July 18, 2016.

**ADMINISTRATIVE**

**Request for bond reduction Tractor Supply Company – landscaping and fire water supply line**

The appropriate backup documentation and correspondence was provided to the Board.

Mr. Gowan stated he was direct abutter to the project and didn't feel it would be appropriate to comment. He believed the information provided to the Board was adequate for the request.

Mr. McNamara felt the trees that were planted were a bit small. He felt any solution would cost more than they could reasonably request. Reluctantly, he suggested the Board accept Keach Nordstrom's recommendation of a surety release of \$16,709.65 leaving \$2,000 to replace any Arborvitae planted along Livingston Road that may not survive.

**MOTION:** (Culbert/Sherman) To approve a surety release of \$16,709.65 leaving \$2,000 to replace any Arborvitae planted along Livingston Road that may not survive.

**VOTE:** (7-0-0) The motion carried.

The Board had no objection to Mr. Gowan signing for the Bond reduction.

**Approval of Master Plan Committee Member**

Mr. McNamara stated he neglected to include Mr. Molloy in the recommendation and Master Plan Committee Member approval during the last Planning Board Meeting (June 6<sup>th</sup>). He noted Mr. Molloy had volunteered and was in attendance at the Master Plan's first meeting. There was no objection voiced to include Mr. Molloy in the list of Master Plan Sub-Committee members. The June 6, 2016 meeting minutes will be amended to include Mr. Molloy.

Mr. McNamara asked that the Board take a motion to vote to approve the members of the Master Plan Committee as follows:

**Approval of Capital Improvement Committee Members**

Mr. McNamara asked that the Board take a motion to vote to approve the members of the Capital Improvement Committee as follows: *Peter McNamara, Paddy Culbert, Hal Lynde, Bob Sherman, Paul Dadak, David Wilkerson (Alternate Meg Larson).*

**MOTION:** (McDevitt/Passamonte) To approve the Capital Improvement Committee members as listed.

**VOTE:** (7-0-0) The motion carried.

**Update - Zoning Sub-Committee**

Mr. McNamara told the Board that the Zoning Sub-Committee would begin after the CIP was done. He stated the committee would focus on: 1) Accessory dwelling units – since the law will change in 2017; and 2) 55+ Ordinance, either to severely restrict or replace with a similar ordinance to allow moderately priced housing.

Mr. McDevitt suggested they review a possible modification for the use of solar power.

Mr. McNamara asked that any suggestions for review/modification be forwarded to Mr. Gowan prior to the committee commencing.

**MINUTES REVIEW**

**May 2, 2016** – Deferred.

**June 6, 2016**

**MOTION:** (Culbert/Montbleau) To approve the meeting minutes of June 6, 2016 as revised.

**VOTE:** (7-0-0) The motion carried.

**ADJOURNMENT**

**MOTION:** (Montbleau/Culbert) To adjourn the meeting.

**VOTE:** (7-0-0) The motion carried.

The meeting was adjourned at approximately 7:23pm.

Respectfully submitted,  
Charity A. Landry  
Recording Secretary