

APPROVED
TOWN OF PELHAM
PLANNING BOARD MEETING
December 18, 2017

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

The Secretary Paul Dadak called roll:

PRESENT: Peter McNamara, Roger Montbleau, Paul Dadak, Joseph Passamonte, Tim Doherty, Jim Bergeron, Selectmen Representative Hal Lynde, Alternate Samuel Thomas, Alternate Paddy Culbert, Alternate Bruce Bilapka, Alternate Richard Olsen, Alternate Derek Steele (*arrived at 7:43pm*), Planning Director Jeff Gowan

ABSENT: None

PLEDGE OF ALLEGIANCE

MINUTES REVIEW

November 20, 2017

MOTION: (Lynde/Dadak) To approve the November 20, 2017 minutes as amended.

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

December 4, 2017

MOTION: (Lynde/Dadak) To approve the December 4, 2017 minutes as amended.

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

NEW BUSINESS

No New Business

ADMINISTRATIVE

Update on Tuscan Village Project, Salem, NH

Mr. Gowan told the Board that the engineer that was engaged by the Town had not started any work yet based on the read of the project status. He said there were a list of items being addressed by Salem Planning Board; after which Pelham's engineer would become engaged with the project to review the most recent version of the plan. Mr. Doherty asked if Salem had spoken about the traffic. Mr. Gowan replied he would be present for their next meeting (Tuesday, December 19th). He noted that Nashua Regional Planning Commission had hired a high level traffic consultant that would be another set of eyes on the project.

Zoning Workshop

Article XV – Residential Conservation Subdivision by Special Permit

The Board was provided with a draft which removed all the ‘incentives’ for added density bonus; the only thing remaining was the addition of workforce housing. Mr. Gowan explained he had taken the input from the Board members and amended the document accordingly.

(Mr. Steele arrived at 7:43pm)

The Board reviewed the draft, discussed the wording for workforce housing, and offered minor amendments for clarification of the article’s language. They also discussed developments and their water sources, either through individual wells, community systems or municipal water systems.

Mr. McNamara understood the Board wanted to exclude all bonus density lots except for workforce housing. A majority of the Board wanted conservation subdivisions to be served by community wells.

Mr. Gowan summarized the amendments in the draft, and suggested the language in 307-106,C be amended to read: *“All conservation subdivisions be served by a community water system, managed by a third party entity with demonstrated expertise in water system management. Applicants must also demonstrate, to the Planning Board’s satisfaction that their homeowner’s documents prohibit residents from drilling private irrigation wells.”*

MOTION: (Doherty/Dadak) To approve that language for those changes.

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

Mr. Gowan will incorporate the language into the article and circulate the document to the Board and public posting.

Article IX – Elderly Housing

The Board was provided with two draft documents (Version A and Version B). Mr. McNamara reviewed Version A and summarized the proposed amendments that required 10% of the lot as open space for use by residents. He then reviewed Version B, which essentially eliminated 62+ housing, and includes for categories for facilities with a higher level of care.

Mr. Doherty didn’t feel the Board had time to properly address the proposals in Version B; therefore he focused his comments to Version A. He suggested striking a portion of the last sentence in the proposed Section 307-51,G that read *“...be independent from the small, non-contiguous areas of land located between units.”* and replace it with *“...not be within the setback requirements of Section 307-52,D”*. Mr. Bergeron suggested leaving the last sentence but remove the words ‘non-contiguous’ and add the words *‘..and those areas required for buffer...’* Mr. Doherty agreed to his suggestion. Mr. Bergeron gave Mr. Gowan a marked copy of his proposal.

Mr. Lynde questioned if Mr. Doherty had an issue with the ‘B’ version. Mr. Doherty didn’t feel the Board had time to properly address the proposal, since during the current meeting they had to have the final language for the ballot. Mr. Lynde proposed eliminating Article IX and work on elderly housing as they see it needed. Mr. Doherty replied there was specific language to ask the voters to eliminate certain zoning. Mr. Gowan noted that there was a petition in Windham to completely sunset their senior housing ordinance. He suggested if the Board wasn’t happy with the direction of either version, they should consider leaving the ordinance alone for now and spend time working on it. There was a brief discussion regarding how senior projects are serviced by water. Mr. Gowan explained every senior project in Town was serviced by a community water system.

There was a consensus of the Board to move forward with draft Version A with the discussed corrections. The only change was noted as Section 307-5,G *“Each Elderly Housing complex shall provide 10% of the lot as open space for use by the residents for outside social and/or recreational purposes and shall be independent from the small areas of land located between the units and those areas required for a buffer.”*

Mr. Lynde asked for confirmation that the units had to be handicap accessible. Mr. Doherty referred to Section 307-53-2,C,1. Mr. Gowan noted that the regulation, under Section 307-53-2,C,4, provided confirmation for Mr. Lynde.

MOTION: (Montbleau/Passamonte) To approve the language the Board just discussed.

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

Mr. Gowan stated he would send the amended document to the Board and publish/post for the public.

Mr. McNamara stated the first public hearing will be held Thursday, January 4, 2018.

ADJOURNMENT

MOTION: (Montbleau/Passamonte) To adjourn the meeting.

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

The meeting was adjourned at approximately 8:56pm.

Respectfully submitted,
Charity A. Landry
Recording Secretary