

**Pelham Planning Board Meeting
Minutes**

Date: September 20, 2021

Location: Zoom

Members Present. Judy Eiseman, Lexi Dewey, Matteo Ramos-Mucci, Anne Stoddard (recording)

Others Present: Ken Comia, PVPC; Amy Rusiecki, Amherst Public Works; Matt Morganelli, Ryan Neyland, consulting engineers for Town of Amherst; Tim Armstrong, Peter Serafino, Home City; Chanel Lobdel, UMass.

Called to order at 7:00

1. The minutes of the meeting held on August 31 were approved
2. The ANR received from Berkshire Design regarding the Home City properties was discussed.

Tim Armstrong pointed out some scrivener issues on the map that will be corrected. Notes 6, 7, and 8 will be corrected to exclude reference to the non-existent Parcel C and be labeled where appropriate as Parcels A and B.

Parcel A is not a building lot and will be so labelled.

There is a garage on lot 2 that would have to be removed before a building permit could be issued. We agreed that Lot 2 will remain as depicted and that Home City will sign an affidavit to the effect that the garage will be removed within a year. Suggested wording of the affidavit:

“The garage shown on Lot 2 shall be removed no later than 9/22/2022 and/or prior to sale of the house on the property to bring the lot into compliance with existing zoning. Any further construction shall be compliant with current zoning setback and other zoning requirements.

Because of steep slope and potential riverfront or stormwater management issues, a plan for removal of the structure depicted on the plan shall be reviewed by the Conservation Commission and/or Planning Board and Building Inspector in advance of removal.”

Tim will take the corrected ANR to Judy’s house. The Planning Board members will go there to sign when it has been received and the wording of the affidavit is approved by Town Council.

3. Preliminary discussion of the Centennial Treatment Plant.

Ryan Neyland, one of the consultant engineers, explained that the current treatment plant is about 40 years old. It is outdated and the system doesn’t meet current regulations. This plant feeds the Amherst water system and is at a high point in the system. It also provides water to the hydrants for customers in the service area. It has been inactive for a few years but the Town of Amherst now needs the water.

Their schedule is to submit their proposal to the Mass. DEP soon for their approval. They hope to put it out to bid in Nov. or Dec. and award the contract in January. They would start demolition in late winter and new construction in the Spring. Matteo asked if there will need to be hazardous waste remediation or clean-up. The waste produced by the treatment plant is not considered hazardous as it is certified for use in potable water. There will be a hazardous waste survey during demolition and an allowance for disposal if any is found.

Judy reminded them that they should get a determination of applicability from the Conservation Commission especially regarding storm water control. They have received an informal determination with a few conditions.

Matt Morganelli then discussed the proposed design. They will maintain the same 20 ft side set-back. The front set-back will be increased from the current set-back to allow for a bigger driveway. The improved driveway will allow larger trucks with greater turning radii.

Judy asked about screening of the plant from the road and requested that the current trees be kept. Amy Rusiecki Amherst Public Works, said that the Amherst Tree Warden, Alan Snow, is available to work with our representative, Pete Wilson, on screening.

There will be five parking spaces in the rear of the building. At most two operators will be at the site at one time. The septic system will be removed and replaced with a connection to the sewer. Storm water will go directly into the sewer. The building will comprise a control room, a lab, two bathrooms, chemical feed rooms, storage and electrical. The main equipment will be in the large center area. There will be new electrical service and a back-up generator. The building will be heated using propane heaters. The propane tanks will be buried 50 ft. from the property line.

Site lighting will include lighting over 5 entrances (600 lumens on motion sensors), two pole mounted lights in the back with manual switches, a third pole at the front gate with a motion sensor. Lights will be angled away from the property lines and down. The color and glare specifications are within the Planning Board requirements. An operator will be on duty 7 days a week from 7:00AM to 3:00PM so outdoor lighting will not be used on a daily basis.

Matteo asked about noise pollution. The plant is not a source of noise. All equipment is inside the building. The back-up generator is tested for ten minutes once a week.

4. Warrant article requesting \$250,000.00 of CPC funds for Amethyst Brook Apartments project.

This article is already on the warrant. Judy will attend the CPC meeting on Thursday and would like to convey the PB sentiment on the article. There was discussion of the amount requested and what would be appropriate for a town the size of Pelham and the number of units being proposed. The article can be amended at Town meeting and the amount can be reduced but cannot be increased at that time. We voted whether to support the current article. The vote was 2 for and 2 against.

5. Discussion of contract for hiring Ken Comia.

Judy talked with the treasurer and we have enough in our PB accounts to support the contract so there is no need for the Warrant article we voted on last time. On a motion to withdraw that article, we voted 4 yes, 0 no. We then voted to approve the contract with PVPC for Ken's services: 4 yes, 0 no.

6. Next Meetings.

We agreed to hold our regular PB meetings on the second Tuesday of each month at 7:00PM. We discussed Tuesday October 26 as a possible date for the Public Hearing for the Water Treatment Plant site approval.

Meeting adjourned at 9:20PM

Next meeting will be on October 12 at 7:00PM via zoom.

Respectfully submitted,
Anne Stoddard