

**RESULTS
SPECIAL TOWN MEETING
OCTOBER 24, 2020**

The Special Town Meeting was called to order by the Moderator, Daniel Robb, at 9:02 a.m. at the Old Pelham Town Hall. Due to COVID restrictions, the meeting voted to adjourn to 9:30 a.m. at an outside location at the Pelham Elementary School.

The Special Town Meeting resumed at 9:36 a.m.

The Moderator asked Town Meeting to observe a minute of silence in recognition of those Pelham residents who had passed away since the Annual Town Meeting.

Those remembered were: Emma Weaver, Roger Conant, Eileen Doubleday, Robert Matthieu, Connie Kindahl, and Sigrit Schutz.

Article 1.

VOTED to amend the vote taken under Article 5 of the June 27, 2020 Annual Town Meeting by changing the amount appropriated for item F, Amherst-Pelham Regional School District Capital needs, \$25,000.

Article 2.

VOTED unanimously to raise and appropriate the sum of \$10,000 to be deposited in the OPEB Trust account.

Article 3.

VOTED unanimously to raise and appropriate the sum of \$17,000 to be added to the Reserve account.

Article 4.

VOTED unanimously to appropriate the sum of \$45,000 from the Capital Stabilization Fund for repair or replacement of the Community Center HVAC system, giving priority to the use of state grant funds when repairing or replacing the HVAC system.

Article 5.

VOTED by a declared 2/3 to strike ARTICLE V, Section § 125-18.2, Solar electric installations, of the Town of Pelham Zoning Bylaw, and replace it with a new ARTICLE V, § 125-18.2. Solar Electric Installations, as shown in the text available at the October 24, 2020 Special Town Meeting.

- *The Planning Board moved to amend Section G (3) of the proposed replacement solar bylaw so as to delete the phrase at the end of the first sentence reading: ; or Habitat of Potential Regional or Statewide Importance; and to insert the words “as of the date of the application” following the words “data available” in the second sentence. Amendment was passed.*
- *A friendly amendment was made to amend the language at the end of the first sentence in Section G (3) by adding “the most current” immediately after the semi-colon and to remove the number 2 from the references to BioMap 2.*

Article 6.

VOTED by a declared 2/3 to add the following definitions to ARTICLE VIII, Section § 125-34, Definitions, of the Town of Pelham Zoning Bylaw.

Frontage shall mean the continuous and unbroken distance between the sidelines of a lot measured along the street line (where the lot meets the right-of-way of the street).

Ground-Mounted Solar Electric Installation shall mean a Solar Electric System that is affixed to the ground (not roof-mounted) and all appurtenant fencing, access driveways, drainage infrastructure, electronics, and any surrounding shade management areas.

Large-Scale Ground-Mounted Solar Electric Installation shall mean a Ground-Mounted Solar Electric Installation which occupies more than one and one-half (1.5) acres of land and no greater than fifteen (15) acres of land.

Small-Scale Ground-Mounted Solar Electric Installation shall mean a Ground-Mounted Solar Electric Installation which occupies one and one-half (1.5) acres or less of land.

Solar Districts shall be those areas shown on the Zoning Map as “Solar Districts.”

Solar Electric System shall mean a group of Solar Photovoltaic Arrays for the generation of electricity.

Solar Energy shall mean radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.

Solar Photovoltaic Array shall mean an active Solar Energy collection device that converts solar energy directly into electricity whose primary purpose is to harvest energy by transforming solar energy into another form of energy or transferring heat from a collector to another medium using mechanical, electrical, or chemical means.

SPGA shall mean Special Permit Granting Authority

Article 7.

VOTED unanimously to strike the Solar electric installations row in ARTICLE III, Section § 125-5, Table 1 Schedule of Use Regulations, of the Town of Pelham Zoning Bylaw, and replace it with the following four new rows.

Land Use Classification	Zoning District					Notes
	Residential	Limited Business	Village Center Mixed-Use	Village Center Neighborhood	Village Center Rural Edge	Standards and Conditions
General Uses						
Large-Scale Ground-Mounted Solar Electric Installations	SP/PB	N	N	N	N	In Solar Districts Only See § 125-18.2
Small-Scale Ground-Mounted Solar Electric Installations	SP/ZBA	N	N	N	SP/PB	See § 125-18.2
Small-Scale Ground-Mounted Solar Electric Installations which are accessory to an existing residential or non-residential use which generate electricity principally (no less than 50% of generated power) used by such residential or non-residential use	SPA/ZBA	SPA/ZBA	SPA/ZBA	SPA/ZBA	SPA/ZBA	See § 125-18.2
Building-mounted solar electric installations	Y	Y	Y	Y	Y	See § 125-18.2

Article 8.

VOTED unanimously to adopt an updated zoning map, captioned “2020 Zoning Map of the Town of Pelham”, dated 10/1/20, adding areas designated as Large-Scale Ground Mounted Solar Electric Installation Districts as overlay to otherwise Residential (R) district.

Article 9.

VOTED to adopt the following non-binding resolution:

To see if the Town will vote to adopt the following non-binding resolution:

Should the Town support, at future Town Meeting(s), an appropriation(s) of up to \$500,000 of Community Preservation Act Funds, to support the affordable housing development at 20-22 Amherst Road, which shall consist of approximately 34 dwelling units, all of which shall be affordable to persons/households earning less than 80% of the area median income for the area including the Town of Pelham.

Dana McDonald, Chair of the Pelham Community Preservation Committee, and Tilman Lukas, Chair of the Housing Committee, presented Jim Lumley with a plaque in recognition of Mr. Lumley’s many

years of service to the community and providing public access to his property, known as Lilac Land for all to enjoy. The award read as follows: “Presented to James Lumley in Grateful Appreciation for your many years of Outstanding Dedicated Service on the Community Preservation Committee and the Housing Committee for the town of Pelham, Massachusetts October 24, 2020”.

The business of the warrant having been completed, the meeting voted to dissolve at 1:22 p.m. on Saturday, October 24, 2020. 101 voters were checked in.

Attest:

Sandra J. Burgess

Town Clerk