

Jan 20, 2023

To: Village of Pelham Board of Trustees

From: Joe Marty, Chairman, Village of Pelham Planning Board

Re: Planning Board Decision re Driveway at 50 Boulevard

The Village of Pelham Planning Board met January 17, 2023 to review the proposal to alter a sidewalk cut on Boulevard, alter a driveway layout, and add a surface patio at 50 Boulevard in the Village of Pelham.

In attendance on the in-person meeting were Chairman Joe Marty, Matt Margulis, and Ron Diaz. Amanda Linhart represented the owner – Leslie Santerre – and both participated virtually.

The Planning Board (PB) reviewed the proposal according to its standard checklist, shown at end of this decision memo, and all three members in attendance voted to send this proposed change to the Board of Trustees with a supportive recommendation contingent upon the applicant producing and implementing a credible storm water collection system to capture water from the full amount of non-permeable surface on the property that will result from the improvement (5,6217.7 sq ft with changes, where 4,673.95 sq ft exists now).

In addition to the conventional and effective stormwater control option of burying rechargers (Cultecs) to receive stormwater and direct it into the soil, the PB urges the applicant to consider the available options for reducing the amount of impermeable driveway surfaces that requires storm water mitigation, including

- loose stone or gravel
- permeable plastic or concrete pavers
- paving strips with gravel or grass in the middle

Planning Board Checklist

Code compliance

Building layout

Interaction with neighboring properties

Effect on traffic

Parking, Including EV charging

School age children

Sewer connection and capacity

Stormwater treatment

Landscaping

Lighting

Commercial space

Bike parking

Garbage and recycling facilities

Solar panels and roof

Construction process/mitigation for neighboring properties