










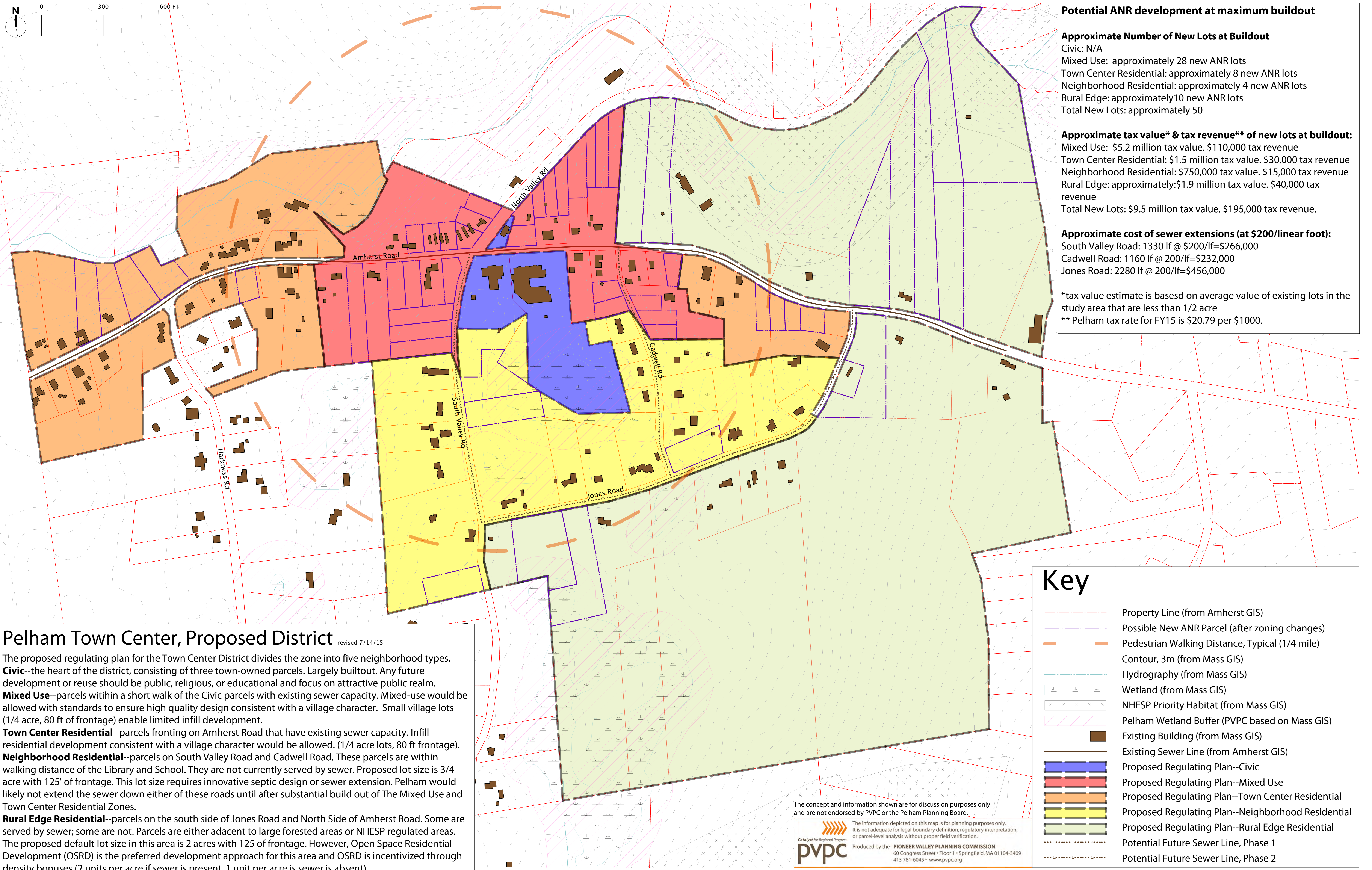
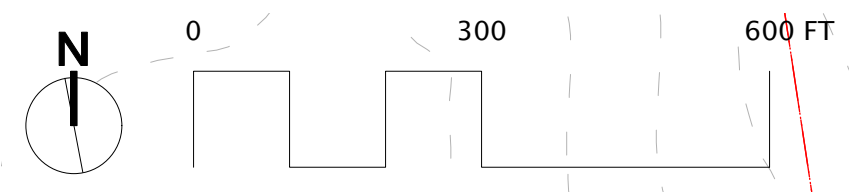


Pelham Town Center Vicinity, Existing Conditions revised 10/16/15

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Produced by the **PIONEER VALLEY PLANNING COMMISSION**
60 Congress Street • Floor 1 • Springfield, MA 01104-3409
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Key

-  Property Line (from Amherst GIS)
-  Pedestrian Walking Distance, Typical (1/4 mile)
-  Contour, 3m (from Mass GIS)
-  Hydrography (from Mass GIS)
-  Wetland (from Mass GIS)
-  NHESP Priority Habitat (from Mass GIS)
-  Pelham Wetland Buffer (PVPC based on Mass GIS)
-  Existing Building (from Mass GIS)
-  Existing Sewer Line (from Amherst GIS)
-  Parcels that do not conform to existing zoning



Potential ANR development at maximum buildout

Approximate Number of New Lots at Buildout

Civic: N/A
Mixed Use: approximately 28 new ANR lots
Town Center Residential: approximately 8 new ANR lots
Neighborhood Residential: approximately 4 new ANR lots
Rural Edge: approximately 10 new ANR lots
Total New Lots: approximately 50

Approximate tax value* & tax revenue** of new lots at buildout:

Mixed Use: \$5.2 million tax value. \$110,000 tax revenue
Town Center Residential: \$1.5 million tax value. \$30,000 tax revenue
Neighborhood Residential: \$750,000 tax value. \$15,000 tax revenue
Rural Edge: approximately \$1.9 million tax value. \$40,000 tax revenue
Total New Lots: \$9.5 million tax value. \$195,000 tax revenue.

Approximate cost of sewer extensions (at \$200/linear foot):

South Valley Road: 1330 lf @ \$200/lf=\$266,000
Cadwell Road: 1160 lf @ 200/lf=\$232,000
Jones Road: 2280 lf @ 200/lf=\$456,000

*tax value estimate is based on average value of existing lots in the study area that are less than 1/2 acre
** Pelham tax rate for FY15 is \$20.79 per \$1000.

Pelham Town Center, Proposed District

revised 7/14/15

The proposed regulating plan for the Town Center District divides the zone into five neighborhood types. **Civic**--the heart of the district, consisting of three town-owned parcels. Largely builtout. Any future development or reuse should be public, religious, or educational and focus on attractive public realm. **Mixed Use**--parcels within a short walk of the Civic parcels with existing sewer capacity. Mixed-use would be allowed with standards to ensure high quality design consistent with a village character. Small village lots (1/4 acre, 80 ft of frontage) enable limited infill development. **Town Center Residential**--parcels fronting on Amherst Road that have existing sewer capacity. Infill residential development consistent with a village character would be allowed. (1/4 acre lots, 80 ft frontage). **Neighborhood Residential**--parcels on South Valley Road and Cadwell Road. These parcels are within walking distance of the Library and School. They are not currently served by sewer. Proposed lot size is 3/4 acre with 125' of frontage. This lot size requires innovative septic design or sewer extension. Pelham would likely not extend the sewer down either of these roads until after substantial build out of The Mixed Use and Town Center Residential Zones. **Rural Edge Residential**--parcels on the south side of Jones Road and North Side of Amherst Road. Some are served by sewer; some are not. Parcels are either adjacent to large forested areas or NHESP regulated areas. The proposed default lot size in this area is 2 acres with 125 of frontage. However, Open Space Residential Development (OSRD) is the preferred development approach for this area and OSRD is incentivized through density bonuses (2 units per acre if sewer is present, 1 unit per acre if sewer is absent).

Key

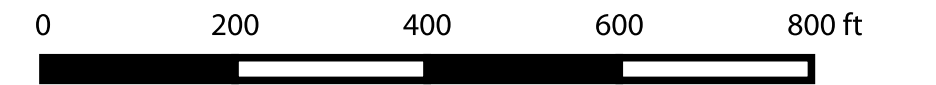
- Property Line (from Amherst GIS)
- Possible New ANR Parcel (after zoning changes)
- Pedestrian Walking Distance, Typical (1/4 mile)
- Contour, 3m (from Mass GIS)
- Hydrography (from Mass GIS)
- Wetland (from Mass GIS)
- NHESP Priority Habitat (from Mass GIS)
- Pelham Wetland Buffer (PVPC based on Mass GIS)
- Existing Building (from Mass GIS)
- Existing Sewer Line (from Amherst GIS)
- Proposed Regulating Plan--Civic
- Proposed Regulating Plan--Mixed Use
- Proposed Regulating Plan--Town Center Residential
- Proposed Regulating Plan--Neighborhood Residential
- Proposed Regulating Plan--Rural Edge Residential
- Potential Future Sewer Line, Phase 1
- Potential Future Sewer Line, Phase 2

The concept and information shown are for discussion purposes only and are not endorsed by PVPC or the Pelham Planning Board.








Catalyst for Regional Progress

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Legend

-  Roads
 Parcels
Proposed Zoning Districts
 Civic
 Mixed Use
 Town Center Residential
 Neighborhood Residential
 Rural Edge Residential

Pelham Proposed Zoning Districts

Note:
Parcel data is based on best available GIS data and may not be completely up to date.