

**Housing Committee
Town of Pelham
Meeting Minutes for May 4, 2021**

Meeting conducted remotely via Zoom

Approved: _____

Committee Members in Attendance:

Tilman Lukas, Ruth Elcan, Gail Kenny, Jim Lumley,

Guests in Attendance: William Pula (Bd. of Health)

Meeting called to order at: 4:37 p.m. by Tilman

Minutes Approved:

Minutes of March 2 approved: Motion by Ruth, second Gail. All approved.

Minutes of April 6 approved: Motion by Ruth, second Gail. All approved.

Votes Taken:

Action Items:

Committee Discussion Topics:

Bill Pula updated HC on possibility of installing water and sewer on Cadwell, Jones, and parts of South Valley Rd. Bill spoke to Jason Steele(?), town engineer for Amherst regarding type of system and possible hookup to the main sewer line running up Amherst Road. He suggested a low-pressure pump system rather than a conventional gravity system. This system uses a grinder pump and uses 2.5-inch piping. System goes up and down hill. No extra pump stations and much less disruption of road areas. System and installation is much less costly. Residents purchase their own equipment grinder pump at their house. Might cost each house approx. \$7,000-\$10,000. Estimate for total system is about \$300,000 that could serve 30 or more houses. Grinder systems are being installed in many communities these days.

Bill has been looking for financing sources to construct such a system. Select Board submitted a letter of interest to PVPC. Right now there are no site layout plans for these streets. Will need a design-build grant before we can go much further.

Amethyst Brook Apartments:

ZBA meeting supposed to be on Wednesday, May 2, but meeting was not posted. Jeff Eiseman will repost. Next meeting is May 18th.

Gail tried to contact Jeff Eiseman to see if second, detached, dwelling can be installed in Pelham. Has not been able to determine if there are areas in town where this may be possible. Jim suggested to look at the town bylaws. This is probably allowed in the Village Center.

Tilman mentioned that he read the CEI peer review. Berkshire design is working with their engineers to make sure that design meets their expectations. Most issues are about emergency vehicle access.

Tilman attended the Planning Board zoom meeting. PB had some comments regarding safe streets, pets, and safety. Tilman requested a copy of the letter since it had not been circulated. Judy sent it to Tilman. It's about 5 or 6 pages and reflects a tremendous amount of research. Letter basically said that ZBA should enforce all of the town bylaws. Tilman will circulate to all HC members.

Gail mentioned that the little red house (18 Amherst Rd.) is deteriorated and getting worse. Tilman stated that they plan on selling that property but will not do so until they have a financing commitment. If project becomes cost prohibitive and they need to dispose of the property they want to make sure that they can get revenues from that sale.

Habitat for Humanity

Habitat has started construction on the two houses. Site is all rubble made up of stones. Tilman spoke to Megan McDonough who asked if Tilman is willing to draw names from the lottery. Tilman said that the Select Board should have the honor. Bob Agoglia agreed but wants to have the drawing with Bob and Tilman. Numbers will be drawn from a hat with no names. Drawings will be for each house. Habitat has match of names and numbers. This is all confidential so the 13 applicants don't even know their number. Habitat retains option to advance someone who has a specific need, such as need for accessible building, over someone who does not need this requirement. Several applicants have much smaller families and don't need a 3 bedroom house. State has specific rules for lotteries. These properties will be on the state affordable housing inventory.

Housing support for Pelham residents:

Other matters:

Bill Pula and Select Board are looking for funds to design sidewalks. Working with PVPC. This will be to figure out where to install the sidewalk.

Select Board requested that ABA install several electric car charging stations. Tilman spoke to Peter Serafino who is researching the possibilities. Right now there is a waiting list for financial assistance.

Jim Lumley suggested that we use NextDoor Pelham to reach out to residents who might need help. Thought was to coordinate volunteers with those in need. Jim thought maybe minor home repairs. Shutesbury and Leverett has something similar. Amherst is also pursuing something similar. Ruth wondered whether this could be regional or better to be local.

Meeting adjourned: motion to adjourn by Jim, seconded Ruth. 6:03tlukas167sc8\$#
p.m.

Next meeting: June 1, 2021 at 4:30 p.m.

Respectfully submitted,
Tilman Lukas

References:

ABA: Amethyst Brook Apartments (20-22 Amherst Road)
ANR: Approval not Required
CC: Conservation Commission
CDBG: (Community Development Block Grant)
CPA: Community Preservation Act
CPC: Community Preservation Committee
DHCD: MA Dept. of Housing and Community Development
HC: Housing Committee
HD: Highway Department
H4H: Habitat for Humanity
HCDI: Home City Development Inc .
MHC: Massachusetts Historical Commission
PVPC: Pioneer Valley Planning Commission
PB: Planning Board
VCDC: Valley Community Development Corporation
ZB: Zoning Board