

Pelham Community Preservation Committee
Public Hearing on Warrant Articles

Proceedings: May 21, 2020
Recorded by Tom Fanning
Location: Online via Zoom

CPC Members Present: Dana MacDonald- Chair, Tom Fanning, Judy Eiseman, Jim Lumley, Cyd Reiman,
Members of the public: 11

Meeting convened at 7:09 pm on Zoom

1. Dana made a motion to approve the minutes of May 7. Seconded by Tom.
 - a. Discussion:
 - b. Vote: yes=4, no = 0, abstain = 1 (Joe)
2. 20-22 Amherst Road Affordable Housing article
 - a. Dana: Move approval of wording, seconded by Tom
 - b. Discussion on this article ranged from the certainty of wording changes in the future, to how many units are proposed, to priority and benefits to the town, to the need for the town to provide low income housing, to the income requirements of applicants for residence, to the effect of the COVID pandemic on state funding, to “do we need to approve wording or not”, to the fact that we already approved the wording.
 - c. This would be a non-binding resolution to be approved by Town Meeting in order to appropriate CPC funds for this project in the future.
 - d. The committee voted 5 - 0 to table the motion to approve wording.
3. Restoration of Old Town Hall Paint
 - a. Discussion
 - i. We need more oversight on this project, and the CPC needs to work in oversight structure on all projects we pay for.
 - ii. We can set up a performance bond.
 - iii. A painter doesn't have a chance to prevent peeling because this old building is porous.
 - iv. But the church next door is porous and there is no peeling. And the peeling on the town hall is not uniform around the building.
 - v. We should tell the Town Meeting that we will make a better contract this time - we promise.
 - vi. The Historical Commission would welcome input.
 - vii. Q: Do painters need to be certified? Ans: Good question....
4. Amherst-Pelham Regional School Track and Field Design
 - a. Discussion
 - i. COVID could shut this down.
5. CPC Administration: Transfer funds to reserve for later appropriation:
 - a. Open Space \$14,500
 - b. Community Housing \$14,500
 - c. Historic Resources \$14,500
 - d. Budgeted Reserve \$40,500
6. CPC Administration: Transfer funds for administrative expenses \$3,500

- a. Discussion
 - i. Q: Does unused money go back into reserve? Ans: Yes
 - ii. Q: What do we spend this administrative money on? Ans: Mailers
 - b. Community Housing \$14,500
 - c. Historic Resources \$14,500
 - d. Budgeted Reserve \$40,500
7. Meeting adjourned at 8:10 p. m.

Minutes taken by Tom Fanning