

## Pelham Community Preservation Committee

Proceedings: May 7, 2020

Recorded by Tom Fanning

Location: Online via Zoom

CPC Members Present: Dana MacDonald- Chair, Tom Fanning, Judy Eiseman, Jim Lumley, Cyd Reiman, Joe Larson,

Members of the public: Tillman Lukas, Ruth Elcan, Gail Kenny, Barbara Cooper,

Meeting convened at 7:07 pm

1. Announcement: This meeting is being held online per order of the Governor and Attorney General.
2. Motion to not record the meeting was approved.
3. Motion to approve the minutes of our February and March 2020 meetings by Dana and seconded by Judy.
  - a. A discussion arose not about the minutes, but about providing more oversight to the work done by contractors who we hire; since there is concern that the Meeting House paint job was substandard.
  - b. The committee agreed to put this discussion on the agenda at a future meeting.
4. Dana: The Fennessy purchase is one acre bigger, so let's go back to the original donation amount of \$36,000 for 48 acres instead of 47.
  - a. Motion made by Tom, seconded by Dana
  - b. After a short discussion the motion passed 5 yes, one abstain (Cyd).
5. Motion; Create a one page mailer for our public hearing on May 21. Seconded.
  - a. Warrant articles on page 1
  - b. Instructions on how to join the meeting on Zoom in page 2
  - c. The motion passed unanimously.
6. Motion to approve new language for the Affordable Housing project at 20-22 Amherst Road.
  - a. Why is the term "non-binding" used? Because the language must detail how much and from where the money comes; *and* "non-binding" because town counsel wanted to emphasize that future town meetings may choose to vote against spending any money for this project.
  - b. Judy commented that more town boards (ConCom, BOH, and ZBA in particular) need to approve aspects of this project.
  - c. Tillman interjected that, in essence, various negotiations and approvals are necessary and that if the project fails to gain those approvals then the town would not spend this money.
  - d. Low income is 80% of the median income in western Massachusetts which is about \$60 - 64k for a family of 4.
  - e. Vote to approve 4 (Cyd, Dana, Tom, Jim, Joe) to 1 (Judy).

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7. Motion to extend the first time homeowner's program to September 2020.  
Seconded.
  - a. This plan costs \$42,000 per family, \$30,000 to the family and \$12,000 for administrative costs paid to Valley Community Development Corporation.
  - b. We will have to notify the Selectboard and Town Accountant.
  - c. Tillman will ask the Town Counsel to update the legal documents.
  - d. VCDC agrees to extend to September, 2020.
  - e. Motion passed 6 to 0.
8. Dana: We will table the last agenda item (Review/Approve return of completed or inactive project fund balances to the Undesignated Fund Balance.) until a future regular meeting, perhaps June 18.
9. Meeting adjourned at 8:12 pm

Minutes taken by Tom Fanning