

Pelham Community Preservation Committee

Proceedings: March 26, 2020

Recorded by Tom Fanning

Location: Online via Zoom

CPC Members Present: Dana MacDonald- Chair, Tom Fanning, Judy Eiseman, Jim Lumley

Members of the public: John Trickey, Tillman Lukas, Ruth Elcan, Bob Agoglia, Gail Kenny, Barbara Cooper, Karen Ribeirio

Meeting convened at 7:09 pm

1. Dana made the motion to hold committee meetings remotely. Seconded and approved unanimously.
2. Approval of minutes from the meeting of February 20 was postponed by Chair Dana.
3. Dana made the motion to postpone the April Public Meeting until we can figure out how to hold a public meeting in these times. The motion was seconded and approved unanimously.
4. Dana made the motion to table the discussion of the 20-22 Amherst Road Affordable Housing warrant article due to concerns about its wording.
 - a. Discussion: Town Counsel advised the CPC to reword the article.
 - b. Comment: The Pavillion Project could be withdrawn to free up more money to fund the Amherst Road Affordable Housing project.
 - c. The CPC should have a more stringent approval process for our projects, including:
 - i. add a project manager
 - ii. set performance goals
 - iii. set performance bonds
 - iv. understand the rules governing whether or not we need to take the lowest bid
 - v. And in the case of the Meetinghouse Paint Restoration project, we should include the Historic Commission in the design of the project
 - d. Motion to table was seconded and approved unanimously.

5. CPC Funding and Budget Accounts
 - a. CPC 2020 Budgets
 - i. Open Space \$14,500
 - ii. Community Housing \$14,500
 - iii. Other 2020 Budgeting \$40,200
 - b. Account balances
 - i. Community Housing \$14,943
 - ii. Historic Preservation \$104,943
 - iii. Open Space \$104,942
 - iv. Reserve \$40,200
 - c. State Matching
 - i. FY2020 \$72,737
 - ii. FY2021 \$76,388
 - d. Motion to approve this list as a warrant article for Town Meeting: seconded and approved unanimously.
 6. General Comment: Town Meeting may be postponed this year.
 7. Meeting adjourned at 8:12 pm
- Minutes taken by Tom Fanning