

## Pelham Community Preservation Committee

Minutes: March 6, 2017

Recorded by Tom Fanning

Location: Ramsdell Room, Pelham Library

Convene at 7 pm

Present: Joe Larson, Dana McDonald, Cyd Reiman, Jim Lumley, Tom Fanning, Kat Deely, and 6 - 12 members of the public

### Pemberton Land Conservation

This purchase is 52 acres: 16 are donated by the family 36 will be purchased by multiple entities, one of which is \$50,000 from Pelham's CPA fund.

All the potentially buildable lots are in the donated section.

This is also an endangered species habitat, box turtles

Jim Lumley: There are 4 Acres of potentially buildable land here.

Dana McDonald: there is new information that in 1990 a perc test failed the 4 zoned lots, as a result the owners filed for tax reductions

Larson: test means a perc test and a deep hole test (7 feet for septic)

Cat Deeley says the \$50,000 requested from the Pelham CPA funds is for the purchase of 36 acres in the southern section, not the 16 Acres where the zoned lots are located. The tax money is applied to the purchase of the non-developable southern portion.

Tom Martez: do it for the right reasons our town is not sustainable. We need need more tax base to supply more tax money. We should look carefully at conserving more town land. CPC money should be used to preserve the community

Abby Jenks the Town Center project is also designed to help to grow the tax base

Dana I move that the committee accept the proposal and send it to town meeting. This motion was seconded.

Tom Fanning: has the CPA criteria for approving proposals and are we following those criteria?

The vote 4 yes, 2 no

We will set the date for the next public meeting during our March 16th meeting.

### Preservation of public records

Proposal submitted by Kathy Martel town clerk

Request \$35,995 to reserve and digitize public records

A motion was made and seconded. Vote was 6 yes and 0 no

Preservation of the meeting house and the museum

Joe Larson: Regarding our ongoing proposal to study the meeting house: there will be language changes to include work on the Museum

Motion was made and seconded

The vote: 6 yes, 0 no

Meeting adjourned

at 8:35 p.m. (5 minutes over schedule)

Addendum regarding the wording of the CPA on approving proposals for Town Meeting consideration

Community Preservation Act, Section 5

(b)(1) The community preservation committee shall study the needs, possibilities and resources of the city or town regarding community preservation, including the consideration of regional projects for community preservation. The committee shall consult with existing municipal boards, including the conservation commission, the historical commission, the planning board, the board of park commissioners and the housing authority, or persons acting in those capacities or performing like duties, in conducting such studies. As part of its study, the committee shall hold one or more public informational hearings on the needs, possibilities and resources of the city or town regarding community preservation possibilities and resources, notice of which shall be posted publicly and published for each of two weeks preceding a hearing in a newspaper of general circulation in the city or town.

(2) The community preservation committee shall make recommendations to the legislative body for the acquisition, creation and preservation of open space; for the acquisition, preservation, rehabilitation and restoration of historic resources; for the acquisition, creation, preservation, rehabilitation and restoration of land for recreational use; for the acquisition, creation, preservation and support of community housing; and for rehabilitation or restoration of open space and community housing that is acquired or created as provided in this section; provided, however, that funds expended pursuant to this chapter shall not be used for maintenance. With respect to community housing, the community preservation committee shall recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites. With respect to recreational use, the acquisition of artificial turf for athletic fields shall be prohibited.

(3) The community preservation committee may include in its recommendation to the legislative body a recommendation to set aside for later spending funds for specific purposes that are consistent with community preservation but for which sufficient revenues are not then available in the Community Preservation Fund to accomplish that specific purpose or to set aside for later spending funds for general purposes that are consistent with community preservation.