



## TOWN OF PELHAM CONSERVATION COMMISSION Pelham, Massachusetts

### Minutes for March 28, 2019

PRESENT: Dana MacDonald, Tilman Lukas, David Gross, Meredith Borenstein

OTHERS PRESENT: Paul Gagnon (Kestrel Trust), Ruth Elcan (Housing Committee), Barbara Cooper (Housing Committee), Richard Seelig

The meeting was brought to order by Chair MacDonald at 7:10 PM.

#### **Potential new member for the Commission**

Richard Seelig stated that he is considering joining the Conservation Commission. He will attend a few of the Commission's meetings to determine if this is a good fit.

#### **Review previous meeting minutes**

The minutes from the Commission's February 14 meeting were reviewed. There was a motion to approve the minutes. The motion was seconded and approved. The minutes from the Commission's February 28 meeting were reviewed. There was a motion to approve the minutes. The motion was seconded and approved.

#### **Possible conservation restriction – 8 Amherst Road**

Commissioner Lukas described the potential purchase of the property at 8 Amherst Road currently owned by Bart & Sarah Rankin in order to allow for the construction by Habitat for Humanity of an affordable house at that location. The town will finance a deferred payment loan to Habitat at 0% interest with no payments necessary. After the house is constructed, it will be sold to an income eligible family. The housing committee will ask for Community Preservation Act money to front the loan. The town will forfeit the loan once the property is sold to an eligible buyer. The town will add to its affordable housing stock when the project is completed.

Kristen DeBoer from Kestrel Trust has asked the Commission to consider a conservation restriction at the rear of the property that abuts Amethyst Brook. Kestrel already owns the properties at 20 Amherst Road and 22 Amherst Road, and they have been discussed by the Housing Committee as suitable sites for additional affordable housing. The whole parcel will be covered under the proposed conservation restriction. Additionally, Kristen DeBoer may be willing to give a cons restriction on her property (next house downstream at 4 Amherst Road). If so, the Commission will have to file her conservation restriction.

The location of the conservation restriction at 8 Amherst Road was discussed. It was concluded that the conservation restriction boundary would most easily be set at the 100' elevation on the property, which is near the 200' boundary line shown on the property plot. A survey of the

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property will be required in order to define the boundaries. If Habitat takes the property title simultaneous with the initiation of the conservation restriction on the property, then the town can hold the conservation restriction since the title will transfer from the Rankins to Habitat directly.

**Signing the determination for culvert rehabilitation on North Valley Road**

The top portion of the determination was modified to include the Town of Pelham Wetland Bylaw. The determination was signed by the Commissioners present.

**Well Away Farm parking entrance tour with DPW Chief**

There was discussion of the proposed modification of the parking area on South Valley Road near the entrance to the Well Away Farm trail. The Commission needs to confirm that the parking area is within the public road right of way. The parking area is grandfathered, since it is already existing. A primary goal of the modification is to improve the ecological aspects of the site. The Commission agreed that it should schedule a site visit with DPW Chief Adamcek to go over the proposed site work that will be bundled into Kestrel's Request for Determination for proposed trail work at Well Away.

**Adding an Associate Member to the Conservation Commission**

Chair MacDonald made a motion that the Commission accept Richard Selig as an Associate Member of the Conservation Commission. Seconded and approved.

**Pemberton Memorial Forest parking**

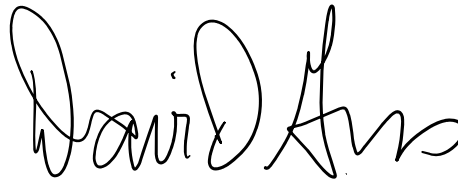
Agent Borenstein brought forward questions about the proposed parking area on Arnold Road for the Pemberton Memorial Forest. Chair MacDonald noted that there will be a disturbance of less than 2000 sq ft, so it is not necessary to file a Notice of Intent (NOI). MassWildlife's Natural Heritage & Endangered Species Program will be notified of the work when the Request for Determination of Applicability (RDA) for the project is filed. Natural Heritage should say that an NOI is not necessary for the proposed work. It should be clearly indicated on the RDA that the parking area will be 10' by 30' for two cars. It is also necessary to indicate on the RDA that the parking area is within the buffer zone.

**Open Space Plan completion schedule**

Due to the lateness of the hour, this agenda item was not discussed.

The meeting adjourned at 9:07 PM.

Respectfully submitted by David Gross.

A handwritten signature in black ink, appearing to read "David Gross", is written over the typed name.