

Council on Aging Meeting Minutes

Thursday January 17 2019 3:00 pm

Pelham Library History Room

Agenda:

Call to order 3:05 PM

Members and others Present Kathy Martell, Grace Dane, Ralph Faulkingham, Wanda Kelly, Bill Martell, Ann Hondrogen, John Hondrogen, Francine Ozereko, Tilman Lukas, Tom Kegelman

Discussion of housing project in planning stage for 22 Amherst Road with Tom Kegelman :

Everyone present was allowed to speak to ask and answer questions after short presentation by Tom Kegelman from HomeCity. He shared that HomeCity has been in business for 50 years and has mostly done urban work but has recently done some in Williamsburg and Chesterfield as well as Northampton and Springfield. He said that this is a "40B" project because that MGL allows for companies to build in communities with not enough low income housing and not have to be limited by current zoning bylaws, and currently Pelham has no low income housing. He passed out handouts of the proposed project for Pelham which he stated that is entirely in the planning stages. The property has been purchased, and is expected to progress, but will be a few years before it is completed. As it is designed, it is set so that it is not greatly taller than the neighboring buildings as it would be viewed driving down Amherst Road, so it would not stand out. In the current design, there would be 32 single bedroom units which would be operating with sliding scale rent subsidies. Money for construction would come in part from state monies. At present there are a few issues for construction:

1. There is very limited parking with the current design, basically one space per unit. It is set down in the same area as the old fish rod factory building which is not a historic building and will be torn down

2. The current driveway is too steep and so there will need to be work done to fix the grade. Another option would be to also purchase the next door property on the left side to allow for more parking and better driveway situation or to use same footprint as current building and add another story height to allow more parking.
3. Sewer would need to be pumped uphill and connected to the current Amherst sewer lines and water would be connected the same way as other houses of that area of Amherst Road.
4. Though Pelham was considering this as over age 55/ senior housing, he said the state frowns on Seniors only housing, so this has yet to be determined.
5. It is very near the stream that runs behind it, though the area has changed since the dam that allowed there to be a swimming area has been removed to provide a better habitat for fish.

Other discussions included: consideration of porches on the stream side, also from previous discussions with housing and planning boards included: maybe a bridge over it to allow access to the trails if Conservation Commission would support it. Other questions from this group included would there be wheelchair and sensory deficit accessible units (5% wc 2% sensory), what would the affect to the tax rate for the property be estimated \$1000 per unit so close to current taxes for property, possibility of 2 bedroom units (maybe), possibility of community/congregate space on the lower level with a large room/meeting area and maybe a kitchen/dining space which residents and even COA could use (not in current plans but has been discussed at other meetings as well, so maybe if not costly) and the look of building/exterior is too modern and does not match others in the area (this comment would be discussed but the construction costs would be the determining factor) We thanked Tom for his time and look forward to more meetings and updated plans.

Minutes of December meeting accepted

Bill Warrant Total of \$169.50 \$50.00 for cards receipt from Grace Dane, \$19.50 for December Music event receipt from Kathy Martell and \$100.00 for January

and February delivery of food bags for Howard Frost. Two months for Howard because Kathy will not be attending February Meeting due to surgery.

Outreach worker update: Wanda has been sworn in and completed conflict of interest and will be working on ethics after this meeting, and will be meeting with Kathy and possibly Amherst Social workers for direction and ideas for serving Pelham residents. She wants to some group meetings and social activities. Suggested that she plan on having regular time to be at library to meet residents and help them. Days and times TBD and posted on the town web site, as well as information announcing new Outreach worker. Wanda will start official duties in February and will be on March warrant for pay.

Holiday Concert December 18 update: Very successful event and refreshments were a hit. Considerations for future event would be possibility of having it later in the day maybe like 1 or 2 pm, as it may be better for seniors later in the day, and refreshments might be better for children after lunch. Will have to Talk to Lisa Desjarlais school principal.

New Ideas:

1. possibly some kind of entertainer and possibility of asking Cultural Council for assistance with funding
2. Maybe Quabbin Visitor Center visits
3. Possibly Games/ Card playing
4. Continued effort for foot care

Next Meeting : Meeting on Wednesday February 12 will be chaired by Ralph due to Kathy's surgery, Kathy will post meeting and send Ralph minutes of this meeting. Will try to continue meetings on second Wednesday of the month to make it easier for members for scheduling so next few meetings would be Wednesdays March 13, April 10 and May 8.

Adjourn at 4:54 PM