

## **Housing Committee Town of Pelham, MA**

Meeting Minutes: February 5, 2019

### **Committee Members in Attendance:**

Jim Lumley  
Tilman Lukas  
Gail Kenny  
Amy Spalding-Fecher  
Ruth Elcan

APPROVED: 

### **Absent:**

Barbara Cooper

### **Guests in Attendance: None**

Abbie Jenks  
Judy Eiseman  
Jeff Eiseman

### **Action Items**

- Meeting was called to order at 4:30 p.m.
- Tilman Lukas will take minutes for this meeting and forward approved minutes to town clerk
- Next regular meeting will be schedule on a date to be determined. Location will be History Room at the Pelham Library building.

### **Votes Taken**

None

### **Committee Discussion Topics**

Jeff Eiseman, member of the Zoning Board was interested the schedule regarding submission of a Chapter 40B "Comprehensive Permit" application to the ZBA. Tilman Lukas informed the Committee that Home City Development Corp was waiting to see what the timing for the disposition of 20 Amherst Road might be. Access to that site would enable the 22 Amherst Road Project to construct a driveway with less slope and provide additional parking. Mr. Lukas estimated that the 40B application might not be submitted for possibly a year. In the meantime, the property survey was continuing and other pre-development options were being considered.

Mr. Lukas and Gail Kenny updated the Committee on their meeting with Sarah Rankin, owner of 8 Amherst Road. Ms. Rankin has agreed to sell the property for a Habitat for Humanity affordable house. Several Committee members had met with Habitat at the site on February 22 to determine Habitat's interest in the site. Habitat was very interested but pointed out some

possible site matters, including possible environmental contamination in the existing garage, that would need to be addressed before they took title.

Ms. Eiseman pointed out that the Robert Frost trail and other hiking and recreational trails are nearby and some may be on the Rankin property. Mr. Lukas pointed out that the Conservation Commission has expressed a desire to protect land abutting Amethyst Brook and support hiking trail links.

The Committee expressed the need to obtain some funds in order to hire a licensed appraiser to determine acquisition value for 8 Amherst Road. Funds would also be needed to hire an environmental engineer to explore the possibility of any contamination. Since the Housing Committee has no funds available at this time the discussion led to the possibility of requesting \$5,000 from the Community Preservation Committee (CPC) of CPA fund. If approved, these funds would be used for appraisals and other affordable housing initiatives, including at 8 Amherst Road.

The Committee also discussed the need to obtain CPA funds to acquire 8 Amherst Road. The FY 2017 assessors valued the property at \$123,100. It was decided that the Housing Committee would submit a CPC application to the CPC. Mr. Lukas agreed to prepare a CPC application and try to get on the CPC agenda for February 21. The application would be for up to \$125,000 in CPA funds. Town Warrant Articles are due March 7 so there is very little time.

Ms. Eiseman suggested that the Housing Committee look into some form of fundraising to support our efforts. She felt that there may be townspeople who would be interested in making charitable contributions. It was decided to look into this in the future.

#### **Agenda Proposed for March 5, 2019 Housing Committee Meeting:**

No agenda topics were discussed at this time.

#### **Next Meeting:**

Pelham Housing Committee Meeting:  
Tuesday, February 13, 2019  
4:30 PM to 6:00 PM  
Pelham Library  
History Room  
2 South Valley Road  
Pelham MA 01002

Amy Spalding-Fecher made a motion to adjourn at 6:05 p.m. Seconded by Gail Kenny.

Respectfully Submitted,  
Tilman Lukas