

**Housing Committee
Town of Pelham
Meeting Minutes for August 25, 2020**

Meeting conducted remotely via Zoom

Approved: 

Committee Members in Attendance:

Tilman Lukas, Ruth Elcan , Amy Spalding-Fecher, Gail Kenny, Barbara Cooper

Guests in Attendance: None

Meeting called to order at: 4:30 by Tilman

Votes Taken:

- Ruth made a motion to contact independent Historical Preservation contractor to see if there are components of the Peterson house (especially façade) that are worth including in new construction. Motion seconded by Gail, all in favor

Action Items:

- Barbara to supply name for historic preservation builder – Scott Heyl.
- Tilman to contact builder.
- If there seems to be the possibility of saving parts of the Peterson house, Tilman will ask HCDI to bring in an independent contractor recommended by housing committee to do a proper evaluation.

Committee Discussion Topics

Peterson house:

- Could CPC money go towards Historical preservation? Possibly save just the façade?
- What does it entail to research restoration of any part of this project?
 - Where would the funding come from, could it be the Housing Committee
 - Could this be covered by CPC funds (under Historical Preservation)
- Is all of the funding for the ABA project coming from the Affordable Housing part of the CPC money? If parts of Peterson house were salvaged and included in new construction, could CPC funds for Historical preservation be used for that.
- HCDI needs a demonstration from town that we will be paying our part, Tom Kegelmann from HCDI says we can defer payment of the funds until the end of the project. State is going to want to see a commitment from the town to show we are supportive of project.

October mailing – what to include

- First time homeowner process
- Habitat for Humanity at 8 Amherst Rd.
- ABA progress and funding

- Questions to address in mailing: why are we putting up this money, why is it so much, what do other towns spend, do we even want affordable housing?
- Also address lack of movement on any Affordable Housing in Pelham since the CPA was adopted by town in 2013

Slate Article

- Insert Donna Cabana's name and phone number

Daniel Shays highway -

- Tilman followed up with H4H to see if there was interest in buying the property, which they had previously viewed as house was up for auction.
- Process was deemed too far along to stop auction, properties both sold to abutters.

18 Amherst Rd (H4H):

Planning on starting construction Spring 2021

Donating lower land to Kestrel Trust to maintain walking trail. Eliminates the need to have an easement on the property.

Meeting adjourned at 6:13

Next meeting September 1, 2020

Respectfully submitted,

Amy Spalding-Fecher

References:

ABA Amethyst Brook Apartments (20-22 Amherst Road)

ANR: Approval not Required

DHCD: MA Dept. of Housing and Community Development

CPC Community Preservation Committee

H4H: Habitat for Humanity

HCDI: Home City Development Inc .

PB: Planning Board