

**Housing Committee
Town of Pelham
Meeting Minutes for November 10, 2020**

Meeting conducted remotely via Zoom

Approved: _____

Committee Members in Attendance:

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

Guests in Attendance: None

Meeting called to order at: 4:35 by Tilman

Minutes Approved:

9.25.20 Motion to approve Gail, seconded Ruth, all approve

9.1.20 Motion to approve as corrected, Amy seconded, approved by Tilman, Ruth, Amy, Barbara and Jim.

9.15.20 Motion to approve Barbara, Ruth seconded, approved by Tilman, Ruth, Amy, Barbara and Jim.

9.29.20 Motion to approve Amy, Ruth second, all approve

10.6.20 Motion to approve with corrections Barbara, seconded Amy, all approve

Votes Taken:

Ruth moved to submit receipts for \$599.95 for reimbursements of printing, Gail seconded, all approve

Action Items:

Committee Discussion Topics:

| 8 Amherst Rd Public hearing with Planning Board 11.14 10am with regard scenic bylaw. Please attend so we know what is going on.

- Safety factor relating to visibility along road. Will preventing the removal of trees contribute to a safety factor?
- Who is the enforcement agency for this decision?
 - Since it is a bylaw, the planning board is the one who approves or directs the cutting of trees.
- What is the appeal process if there is a dispute of the bylaw?
 - Not known
- The ANR has been signed, documents are being drawn up to transfer land to H4H by HCDI lawyers
- Driveway location: why not have one entrance off Amherst Rd. that splits into two?

Reflections on TM:

Would Sarah Hall be interested in being on Housing Committee? She is co-chair of School committee, not available at this time.

Perhaps we secure her assistance in getting information out to Pelham school staff – invite her to a meeting

How to collect names of people in favor of ABA so we can express our appreciation for their support

- Could help with coalition building.
- Did not appear that there were many people against the project

Community Preservation Committee: Barbara is taking Jim's spot on CPC representing Housing, Jim is filling in for an open position until spring meeting. Not clear when the next CPC meeting is.

Housing Choice Grant Program: Tilman forwarded to H4H to see if they could use this grant towards sewer and water hookup. Applications due December 2020, project has to be done by June 2022.

- H4H reviewed, don't think it's appropriate for project. (Capital improvements, cost associated with putting in water and sewer is small amount so perhaps not eligible, town would have to put a lien (recorded restriction) on property since it is a private party to further a public project, town would have to put a use restriction in order for this to be eligible, so not worth amount of grant they would be eligible to receive.)
- Could it go towards demolition? Peterson house?
TL: This would place an affordability restriction on the project, what if project goes bust and property has this restriction on it. Premature – consider it for the future for a project ready to go.

TL: has suggested the MassWorks Program to Selectboard. Larger grant available for larger infrastructure project, perhaps suitable for sidewalk at a later date.

Perhaps we work with PB, DPW, ZB on sidewalk design and development.

Could CDBG (Community Development Block Grant) be possible support for this project?

- Not an option for Pelham

GK: Doubleday house on Harkness Rd, in process of being cleaned up. Possibility for First Time Homebuyers program?

TL: Potential buyer needs to go to Donna Cabana and get certified as first time homebuyer before she would be considered to be eligible. This happens before she looks for a property.

Meeting adjourned at 6:00 Tilman, seconded Amy

Next meeting December 1, 2020

Respectfully submitted,

Amy Spalding-Fecher

References:

ABA: Amethyst Brook Apartments (20-22 Amherst Road)
ANR: Approval not Required
CDBG: (Community Development Block Grant)
CPC: Community Preservation Committee
DHCD: MA Dept. of Housing and Community Development
HC: Housing Committee
DPW: Department of Public Works
H4H: Habitat for Humanity
HCDI: Home City Development Inc.
PB: Planning Board
ZB: Zoning Board