


**Housing Committee
Town of Pelham
Meeting Minutes for December 1, 2020**

Meeting conducted remotely via Zoom

Approved: 

Committee Members in Attendance:

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

Guests in Attendance: None

Meeting called to order at: 4:42 by Tilman

Minutes Approved:

11.10.20 Motion to approve Ruth, seconded Gail, all approve

Votes Taken: None

Action Items: None

Committee Discussion Topics:

First Time Homebuyer's program:

Extension approved to Dec 31; HC open to extending beyond this. TL conveyed this to Valley CDC

8 Amherst Rd.

TL: spoke to consultant for Kestrel Trust: the process of deeding rear section of the parcel to Kestrel Trust in final phase. Kestrel Trust would like H4H to remove existing shed below slope which is on H4H property. Kestrel views this as potential nuisance. Difficult to remove, TL suggested that H4H knock it down.

JL: possible historical value? Hate to see anything knocked down

TL: probably not, this is garden shed.

TL: Was out there today with CC with someone from Berkshire Design. Shed is hardly visible from path that goes to ABA, hard to get to from path.

JL: possible to go inside?

TL: It is just a garden shed with a few things lying around. This is between KT and H4H

TL: Shed has been checked for environmental hazards – no hazards detected.

GK: is garage on H4H property going to be torn down?

TL: will be kept on site to store materials until houses built.

Amethyst Brook Apartments:

TL met with rep from Berkshire design – consultant representing HCDI for engineering on site.

Met with CC there to make sure wetlands are protected. All of the property is within Wetland Protection Act jurisdiction. Berkshire Design will continue with design and then file a Notice Of Intent (NOI) to Pelham CC and to MA DEP. The CC will review all activities in areas that are going to be disturbed, including storm water management, impact on the river, protection of all existing wetlands. Tilman said that he expects that there will be subsurface detention basins under parking lot (1 large perforated tanks to collect water). All storm water has to be kept on site, installed perforated tanks discharge water into ground.

Challenge from now on is how to handle this vis a vis COVID: how to have thorough review in complex project with many committees and persons involved?

RE: Why was there an excavating machine at 20 Amherst Rd. today?

TL: Backhoe to do subsurface investigation, soil samples, at 20 and 22 Amherst Rd.

RE: What is happening with state historical commissions?

TL: Pelham HC sent letter to state supporting demolition of Peterson house. MA HC now doing its own review. They will probably want to come to inspect the building

RE: This has to happen before ZBA hearing?

TL: Yes. They are not receiving any historic tax credits for the project, once Rod building approved to be demolished MA HC said project is no longer eligible for historic tax credits. DHCD does not want to be seen as supporting demolition of buildings that MA Historical does not support.

It is possible that when HCDI submits comprehensive permit application to ZBA, if they include the demolition of the Peterson house, and MA historical does not approve it then the application to ZBA may have to be revised.

HCDI may want to wait to submit the application for a Comprehensive permit until after the CC has completed its review.

RE: What about snow removal?

TL: Snow removal will be part of CC review and ZBA review as it cannot take up parking spaces. They will need to spell out what will be used for ice removal, sand etc.

When the NOI is filed, CC will receive hard copies and an electronic version. There also needs to be a hard copy at Rhodes Building. CC has requested a full PDF file with a link, which CC will post on the town website.

GK: Would be a good idea to post copy at Library too.

TL: The challenge will be as to how do we do a virtual public meeting of this magnitude? Possibly using Ramsdell room for Conservation Committee so they can all be together to discuss the presentation.

ASF: time frame for the CC review?

TL: probably won't file until sometime in January.

New Governor's order issued by MACC (Massachusetts Conservation Commission) that anything received after December 1 requires the CC has 21 days to open the hearing. The hearing could take 3-4 months depending on how much additional information is requested. CC will open hearing and then continue it, as they are going to hire an engineering consultant to review all the site planning design. Pelham CC has never dealt with a project like this in the riverfront area.

TL will recuse himself from participation in any of the CC discussion.

The Massachusetts Housing Partnership (MHP) provides up to \$15,000 to ZBA to cover cost of addressing 40B process

Dams along River: Read Paul Bellows book describing all mill and factory structures in Pelham 100-150 years ago

Motion to adjourn Ruth, seconded by Jim. Meeting adjourned at 5:35

Next meeting January 5, 2021

Respectfully submitted,

Amy Spalding-Fecher

References:

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