


Housing Committee

Town of Pelham Meeting Minutes for January 5, 2021

Meeting conducted remotely via Zoom

Approved: 

Committee Members in Attendance:

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

Guests in Attendance: Judy Eisenman, Anne Stoddard, Cyd Reiman (joined 4:57)

Meeting called to order at: 4:35 by Tilman

Minutes Approved:

12.1.20 Gail moved motion to approve 12.1.20 meeting Minutes as amended, seconded Ruth, all in favor

Votes Taken: TL moved to vote to extend First Time Homebuyer's program with VCDC until June 30, seconded by Ruth, all approved

Action Items: Tilman to correct December meeting minutes. Tilman to confirm extension of First Time Homebuyer's program with VCDC

Committee Discussion Topics:

Meeting Minutes: clarification of submission of Comprehensive permit application may need to be reviewed by Conservation Comm as well as Historical Committee. Tilman to amend

40B Conference:

Tilman recommends registering for 40B conference put on by CHAPA- Citizen's Housing and Planning Association, Jan 14, 21, 28, 2021

Submit invoice for conference fees to Tilman as Housing committee will reimburse Barbara to send out email with more information

First Time Homebuyer's program:

Valley Community Development Corporation submitted administrative invoices early in 2020 which haven't been paid. TL requested they send to him to make sure they get paid.

TL made motion to extend contract with VCDC through to June 30. Ruth seconded, All in favor

8 Amherst Rd.:

Moving forward, planning construction of first house this Spring. Taking out Driveway cut permit (to get curb cut).

GK: Is Kestrel going to remove shed on lower section of portion?

TL: Haven't heard anything on this

Habitat is donating 18,685 sf +/- on south side of Amethyst Brook to Kestrel Trust, including shed. Kestrel has requested shed be removed.

JE: Kristen is in charge of this. She has recused herself from this (as abutter?) and handed this over to another staff member. Will follow up on status.

TL: This is between Kestrel Trust and H4H

Amethyst Brook Apartments:

TL: HCDI filed Notice of Intent with CC, hard copy available at Rhodes Building and Library, both are closed to the public. TL requested that CC post the whole NOI on Town website under Conservation Commission tab. (might also be on side bar) First hearing is scheduled for Jan 28, 2021, 7pm at CC meeting.

Governor's Emergency order has been partially lifted, therefore upon receipt of application, public hearing must be held within 21 days,

JE: this can be extended once the initial meeting occurs.

TL: There will be a lot of extensive review - it will go on for a long time.

Applicant will be submitting to ZBA within 30 days, this will simultaneous with CC review.

ASF: Is State Historical commission currently reviewing project?

TL: they have met with Pelham Historical Commission, and PHC has submitted a letter about demolition. Not sure where that is in the process.

HCDI moving forward on parallel tracks so they can apply for first round of funding this Fall.

Housing support in Pelham:

Cyd Reiman: Researching and thinking about how to help residents stay in their homes. CPA money can be used to help people stay in their homes by paying mortgages during Covid. Will bring it up at next CPC meeting. Is this something the HC supports?

TL: Easthampton, Northampton and Amherst are using community block grant [CDBG] money for programs like this. For a small town like Pelham, we would need to set up review process for eligibility (income analysis etc), privacy, not sure we have the resources to set this up in Pelham. Larger towns have staff to handle this.

JL: this is an excellent program and something we should look at

BC: Is CEDAC (Community Economic Development Assistance Corporation) doing something like this?

RE: CEDAC's initiative is for people who need to make changes in their homes to accommodate someone with a disability (ramps, counter heights, door width, bathroom safety), also includes funding an addition to accommodate family member with disability. Up to \$50,000?

TL: Pioneer Valley Planning Commission handles this.

JE: I am town's rep for PVPC, can check in with this. Council on Aging might have some knowledge of who could benefit from this program.

TL: Let's pursue this

BC: MHP (Massachusetts Housing Partnership) getting relief funds to help people who have Covid related problems with staying in their homes.

Meeting adjourned Gail, Ruth 5:27