

**Housing Committee  
Town of Pelham  
Meeting Minutes for April 21, 2020**

Meeting conducted remotely via Zoom

Approved: 

**Committee Members in Attendance:**

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

**Committee Members Not in Attendance:** none

**Guests in Attendance:** none

**Meeting called to order at 4:31 P.M.**

**Votes Taken**

Motion made by Tilman to approve payment of \$112,604.65 to Habitat for Humanity for an acquisition and related expenses loan for acquisition of 8 Amherst Rd. Seconded by Jim. APPROVED unanimously.

Motion made by Gail to approve payment of \$105.45 to Tilman for bulk mailing costs. Seconded by Ruth. APPROVED unanimously.

**Action Items**

Peter Serafino, of Home City Development, Inc., plans to file a Notice of Intent with the Pelham Conservation Commission on Friday, April 24, 2020. As a member of the Conservation Commission, Tilman will recuse himself from the committee's deliberations. Timeline for approval may be delayed due to new rules for town boards from the Governor in response to CoVid 19 pandemic.

Housing Committee members will each send an email to June Massey to confirm approval of invoices: \$112,604.65 to Habitat for Humanity for an acquisition loan and related expenses for acquisition of 8 Amherst Rd. \$150.45 to Tilman Lukas for reimbursement of bulk mailing costs.

Tilman will confirm wording of CPC Warrant Article re \$500,000 for the ABA.

**Committee Discussion Topics**

Loan, mortgage and settlement documents, which were sent to members by Tilman prior to the meeting, are now complete and were briefly reviewed. Next, the Community Preservation Committee (CPC) funding requisition must be dropped off at the Rhodes Bldg. Closing on

8 Amherst Rd (aka Rankin property) set for May 4, 2020.

Tilman has received two responses so far to HC's bulk mailing. Both were both very positive.

A second mailing, likely in postcard format, to be sent prior to Town Meeting, (now scheduled for June 6) was discussed. Its purpose would be to update progress on Amethyst Brook Apartments and remind residents to vote for the CPC's Warrant Article providing \$500,000 for the project over time. Mailing would also mention endorsements from the Council on Aging, Select Board and Finance Committee. Further discussion tabled to next meeting.

The timeline for the Zoning Board of Appeals (ZBA) hearing, after application is filed by Home City Development Inc. (HCDI, has been altered by new rules due to the CoVid19 pandemic. The ZBA will have 45 days following the end of stay-at-home orders to make a determination on the 40B proposal. Next ZBA meeting currently scheduled for July.

#### **Proposed Agenda for May 5, 2020**

Review and acceptance of minutes

Determine content and format of second bulk mailing to residents.

Other matters related to affordable housing initiatives

**Meeting adjourned at 5:13 pm.**

**Respectfully submitted,**

Barbara Cooper

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