

## **Housing Committee Town of Pelham, MA**

Meeting Minutes: April 2, 2019

### **Committee Members in Attendance:**

Tilman Lukas  
Amy Spalding-Fecher  
Ruth Elcan  
Jim Lumley

APPROVED 

### **Absent:**

Gail Kenny  
Barbara Cooper

### **Guests in Attendance:**

None.

### **Action Items**

- Meeting was called to order at 4:35 p.m.
- Next regular meeting will be schedule on a date to be determined. Location will be History Room at the Pelham Library building.
- Additions to the agenda: Feedback on Select Board Roundtable meeting

### **Votes Taken**

Minutes of March 19 reviewed. Motion to accept: Ruth, seconded by Barbara.

### **Committee Discussion Topics**

Amy updated Committee on Select Board meeting for department heads. Basic topic was on impact of climate change on town, resiliency strategies, and additional energy code building construction requirements that might be implemented in Pelham.

Jim talked to Robert Jackson, owner of 2 Amherst Road regarding future intentions for property. Mr. Jackson said he is thinking of renovating property and renting it. Tilman mentioned that Habitat generally does not get involved in rehabs so property was low priority for Housing Committee.

First Time Homebuyer Program: Tilman submitted article for the Slate. Pamphlets will be available at the Library and Rhodes Building.

- Only need not to have owned house for 3 years to be eligible.
- Divorced individuals eligible for program

Conservation Commission Meeting: Attended by Ruth and Barbara. Tilman is on the Commission. Barbara and Ruth wanted to know what a conservation restriction on part of 8

Amherst Road would do that the 200 ft. Wetlands Protection Act river buffer zone would not do.

- Prevents owner from posting no trespassing.
- Controls excessive cutting or degradation of area.
- Controls possible "junk" dumping.
- Allows more control without "enforcement".

Conservation restriction easement does not take away owner rights but gives certain rights to easement holder. Commission felt that restriction should be less than the 200 ft. buffer and could be across property from the existing iron pin which is about 150 ft. from river. Either Kestrel or Conservation Commission might hold restriction. Public access may also be limited to existing tram trail along the river so that public does not wander around property.

Tilman updated Committee on meeting with Historic Commission on 3.19.19 regarding 22 Amherst Road. Historic Commission agreed that building has no historic value. Cobbled together from past buildings. Tilman asked Historic Commission to make sure public has access to dam site and monument. Historical Commission will write letter to Mass Historical Commission supporting demolition.

CPA Article on Warrant for funds for Housing Committee are being cut back from \$5,000 to \$3,000 due to CPA restrictions.

Jim and Amy discussed need to make sure Habitat for Humanity installs radon barrier.

Meeting adjourned at 6:05 p.m.

**Agenda Proposed for May 7, 2019 Housing Committee Meeting:**

- Review and approval of minutes of April 2, 2019
- Preparation for Annual Town meeting
- Discuss potential future affordable housing building sites

Respectfully Submitted,  
Tilman Lukas