

**Housing Committee
Town of Pelham, MA**

Meeting Minutes: July 2, 2019

Committee Members in Attendance:

Tilman Lukas
Jim Lumley
Gail Kenny
Ruth Elcan

Absent:

Amy Spalding-Fecher
Barbara Cooper

Guests in Attendance:

None.

Action Items

- Meeting was called to order at 4:41 p.m.

Votes Taken

Minutes of June 4, 2019 reviewed. Motion to approve: Ruth, seconded by Jim.

Committee Discussion Topics

Committee discussed proposals received to provide appraisal services for 8 Amherst Road. Out of the four requests, Both Ellen Anderson and Helen Thelan declined due to other work commitments. Bob Dillon from Northampton Appraisals submitted a price of \$400.00 and Jeff Dietchler, Patriot Appraisers, LLC submitted a price of \$550.00.

Jim stated that he is familiar with Northampton Appraisals and thinks they will do a good job. Ruth made a motion to engage Northampton Appraisal to provide an appraisal, Seconded by Gail. Unanimous approval.

Committee had a brief discussion about next steps for the acquisition of 8 Amherst Road. If the seller and the Housing Committee agree on a price then the Housing Committee will engage an environmental consultant to do an environmental review to make sure there are no environmental contamination issues.

Tilman updated the Committee on 22 Amherst Road. He mentioned that the developer was looking into including solar on the site. The adjacent property at 18-20 Amherst Road might be available and could possibly accommodate approximately six units along with additional parking.

Tilman mentioned that Megan McDonough, Habitat for Humanity, would prefer to take title of the property without the proposed conservation restriction. She said it was fine with Habitat to

APPROVED: 

subdivide the parcel. The Housing Committee and the Pelham Conservation Commission will discuss ownership at a later date.

Jim lead a discussion regarding zoning changes that the Housing Committee might suggest to the Planning Board. If the Housing Committee is to be successful in creating more affordable housing opportunities in Pelham some zoning changes might be necessary in order to reduce the cost of building lots. Possible options include the following:

- Allow flag lots in other zoning districts in town
- Elimination of the "Pelham Square"
- Reduction of the minimum 2 acre lot size
- Allow second, detached residential structure on a lot
- Encourage more duplex housing

Committee will continue the discussion and procedures to present to the Planning Board

Tilman said he will contact Valley CDCD and see if they can set up a first-time homebuyer workshop in the Ransdell Room at the Community Building some time in the future.

Meeting adjourned at 6:05 p.m.

Agenda Proposed for August 6, 2019 Housing Committee Meeting:

- Review and approval of minutes of July 2, 2019
- Update of Appraisal for 8 Amherst Road
- Update on 18-20 Amherst Road
- Update of 18 Daniel Shays Highway for affordable house site visit
- Continue discussion of proposed zoning change recommendations
- Discuss potential future affordable housing building sites

Respectfully Submitted,
Tilman Lukas