

**Housing Committee
Town of Pelham, MA
Meeting Minutes for April 5, 2016**

Committee Members in Attendance:

Jim Lumley
Tilman Lukas
Gail Kenny
Ruth Elcan

Absent:

Mollye Lockwood

Guests in Attendance

Votes Taken

Jim Lumley made the motion to open the meeting at 4:45 PM. Gail Kenny seconded the motion. All in favor.

Ruth Elcan made the motion to accept the March 1, 2016 minutes as amended with the edits noted by Ruth Eclan. Tilman Lukas seconded the motion. All in favor.

Tilman Lukas made a motion to adjourn, seconded by Jim Lumley, all voted in favor and the meeting adjourned at 6:15 PM.

Action Items

- Mollye Lockwood will send minutes to Kathy Martell.
- Mollye Lockwood will send next meeting's agenda to Kathy Martell.
- Mollye will continue to chase Connie's contract getting approved by the Town.
- Next agenda will allow time to review the goals of the Housing Committee.
- The Housing Committee members will bring to the next meeting their ideas of programs and priorities to discuss with the rest of the Committee. Tilman will send his list of ideas to the Committee prior to the next meeting.
- The Housing Committee members will prepare their thoughts on the Committee's mission statement for discussion at the next meeting.
- Next meeting is Tuesday, May 3, 2016, at 4:30 PM at the Pelham Library.

Committee Discussion Topics

Members discussed putting an article in to the Pelham Slate so that residents could be informed as to goals established by the Housing Committee and progress made to date. Committee will further discuss at our next meeting.

Ruth Elcan asked if the Housing Committee was limited to 5 members or whether size could be increased. Ruth mentioned that Barbara Cooper had expressed some interest in the activities of the Committee. Jim Lumley also mentioned that Tom Martens expressed interest in joining the Committee. Jim thought that Committee might have alternate members that could only vote if a member was absent. After further discussion members felt it was better to explore the possibility of increasing the Committee. Jim Lumley will contact Mr. Martens to see if truly interested. Ruth Elcan will contact Ms. Cooper to determine her interest. Depending on the level of interest, Jim Lumley will contact Selectboard and discuss.

Committee discussed homeowner training provided by Valley Community Development Corporation (VCDC). Would VCDC provide first time homebuyer workshops for Pelham residents if CPA funds became available. Lukas said he was not sure if Pelham was within VCDC's working area. Lukas will contact their executive director.

Committee discussed need to establish priorities and future direction/goals.

- How will the data from the land study report be used.
- What are cost effective ways to promote affordable housing
- Revisions to the zoning bylaws
- Title V septic system bylaw revisions
- What type of housing should Pelham promote if new construction is an option.
 - Family
 - Elderly
 - First time homebuyer
 - Rental
 - Cohousing
 - Condos

Jim Lumley will contact the Planning Board to discuss progress of the Town Center concept.

Agenda Proposed for May, 2016, Housing Committee Meeting

Pelham Housing Committee Agenda
Tuesday, May 3, 2016
4:30 PM to 6:00 PM
Pelham Library
History Room
2 South Valley Road
Pelham MA 01002

Agenda*:

- Review and approval of minutes of April 5, 2016
- Update on RFP for consulting services (consultant may be in attendance)

- Planning Board meeting results or schedule to meet.
- Additional members for Housing Committee
- Pelham Slate schedule

*Note: The list of topics was comprehensive as of the date of posting, however the public body may consider or take action on unforeseen items not listed here to the extent allowed by law.

Meeting adjourned 6:15 PM

Respectfully Submitted,
Tilman Lukas

DRAFT