

**Housing Committee
Town of Pelham, MA**

Meeting Minutes: August 6, 2019

Committee Members in Attendance:

Tilman Lukas
Jim Lumley
Gail Kenny
Ruth Elcan
Barbara Cooper

APPROVED: 

Absent:

Amy Spalding-Fecher

Guests in Attendance:

None.

Action Items

- Meeting was called to order at 4:35 p.m.

Votes Taken

Minutes of July 2, 2019 reviewed. Motion to approve: Ruth, seconded by Gail.

Motion to authorize Tilman to submit the payment request of \$400.00 from Northampton Appraisal Associates for the completed appraisal of 8 Amherst Road to the Town Treasurer. Moved by Ruth, seconded by Gail. Unanimous.

Committee Discussion Topics

Jim updated the Committee about discussion he had with Donna Cabana from Valley CDC. Jim said he just listed a property on Buffam Rd. that might be within the range of a first-time homebuyer. He has been keeping Donna informed regarding potential properties. Tilman said that he has been trying to get VCDC to host a homebuyer workshop at the Community Building so that the local market gets more access and informed about the program.

Tilman circulated the appraisal of 8 Amherst Rd. prepared by Northampton Appraisal Associates. The property appraised for \$100,000. Gail pointed out that the stated value is considerably less than what the seller is hoping for. The Committee discussed the possibility of obtaining a second appraisal if the seller refuses to sell. Members also stated that the seller should be made aware that the comparable properties are all located in Amherst, which is a stronger market, because there are no comparable properties in Pelham. The market for housing lots (open land) is very weak because the cost of construction is so high. The HC will also be performing an environmental review that the seller does not need to pay for. Tilman will forward the appraisal to the seller and point out the factors that affected the value.

Committee discussed property at 18 Daniel Shays Highway. A site visit with Habitat for Humanity was conducted on July 24th by Committee members Lumley, Elcan, Kenny, Spalding-Fetcher, and Lukas. The house on the lot had an oil spill sometime in the past. Ruth spoke to Bill Pula, Board of Health, and received correspondence from Judy Metcalf, Health Agent, that the property was approved by DEP as having been remediated but that isolated contaminated soil could still exist and must be disposed of in accordance with DEP regulations.

A brief discussion occurred between members regarding future proposed zoning changes that the Committee may recommend to the Planning Board to make a few more lots available that could make some housing in town more affordable.

Motion to adjourn by Ruth Elcan, seconded by Barbara Cooper. Unanimous.

Meeting adjourned at 6:10 p.m.

Agenda Proposed for September 3, 2019 Housing Committee Meeting:

- Review and approval of minutes of August 6, 2019
- Update 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