

**Housing Committee
Town of Pelham
Meeting Minutes for June 2, 2020**

Meeting conducted remotely via Zoom

Approved: 

Committee Members in Attendance:

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

Committee Members Not in Attendance: none

Guests in Attendance: Peter Serafino, Linda Spink, Kevin Rothchild-Shea
Tom Kegelmann, James Macpherson

Meeting called to order at: 4:36 by Tilman

Votes Taken:

Ruth moved to accept minute as amended. Tilman seconded, all approve

Revised KP requisition for \$499.50 Ruth moves to support requisition, Tilman seconded.
Approved unanimously.

Action Items

May 5 minutes reviewed and edited to remove language around CPA funds use.

Voted to approve revised invoice to KP Law: \$499.50. Each member will send an email to June Massee expressing our approval.

Committee Discussion Topics

ABA: TK, PS of HCDI.

Kevin Rothchild-Shea of Architecture Environmental Life, Inc. shared his screen showing design standards in the Pelham Zoning bylaws for the Village Center District followed by photos of architectural features his team considered that reflect those requirements.

- Concerned with scale, historic patterns
- Typologies – cottages, rambling farmhouse
- Site elements
- Barn: as attached ell traditional, farmhouse element
- Façade details
- “Mansion” not a model for ABA, just recognition of larger building type, e.g. Emily Dickinson Museum

Meandering farmhouse and barn speak to us. Team chose rambling style farmhouse with gambrel roof one side.

Concerns regarding scale at each level (top -middle- lower). Ledge (bedrock) on site a significant limiting factor

South side 2-story simple utility style of structure; north side 3-story due to topography

Evenly spaced windows, panes predominate

Inn style elements: clapboards, dormers, evenly spaced windows, gambrel roof. Rambling style farmhouse, vertical siding, and connected volumes.

Passive house design – low energy use

Questions from members about design, siding, windows, residential structure/character

Next step: Review design and concomitant cost increases. As plans develop, team will hold another Zoom meeting for town committees and Pelham residents.

Once costs and design are determined, they will proceed to Conservation Commission and ZBA so that any changes to the design do not need to be re-considered.

Members reviewed letter, survey, and questionnaire sent by BC. Lower portion of letter could be made a postcard urging support of CPC warrant article at Town Meeting.

TL mentioned a recent article on urgent need in the State for massive increase in affordable housing just to maintain current workforce levels. ABA does not fall into definition of “Workforce Housing” because that includes AMIs up to 120%.

Discussion re how many town employees would be eligible for ABA. Do not have salaries of school personnel individually; entire school budget published annually. Local preference includes people who work for the town as well as residents.

Tentative date for Town Meeting: 27 June 2020. Election will be held on June 30. Early Ballot for town elections available. BC suggested HC attend a PB meeting to update ABA and ask for an endorsement of the CPC Warrant Article.

CPC meeting update: Judy presented new wording of warrant article (need copy). CPC had already voted to approve article at an earlier meeting. Meeting was for public input.

Proposed Agenda for June 15, 2020 via Zoom 4:30 pm

Discussion on mailing prior to TM.

Meeting adjourned at 6:30

Next meeting

Respectfully submitted,

Barbara Cooper

References:

ABA Amethyst Brook Apartments (20-22 Amherst Road)
DHCD MA Dept. of Housing and Community Development
CPC Community Preservation Committee
ZBA Zoning Board of Appeals
PB Planning Board
SHI State Housing Inventory
COA Council on Aging\