Minutes: March 6, 2017
Recorded by Tom Fanning
Location: Ramsdell Room, Pelham Library
Convene at 7 pm
Present: Joe Larson, Dana McDonald, Cyd Reiman, Jim Lumley, Tom Fanning, Kat Deely, and 6 - 12 members of the public

Pemberton Land Conservation
This purchase is 52 acres: 16 are donated by the family 36 will be purchased by multiple entities, one of which is $50,000 from Pelham's CPA fund.
All the potentially buildable lots are in the donated section.

This is also an endangered species habitat, box turtles

Jim Lumley: There are 4 Acres of potentially buildable land here.

Dana McDonald: there is new information that in 1990 a perc test failed the 4 zoned lots, as a result the owners filed for tax reductions

Larson: test means a perc test and a deep hole test (7 feet for septic)

Cat Deeley says the $50,000 requested from the Pelham CPA funds is for the purchase of 36 acres in the southern section, not the 16 Acres where the zoned lots are located. The tax money is applied to the purchase of the non-developable southern portion.

Tom Martez: do it for the right reasons our town is not sustainable. We need need more tax base to supply more tax money. We should look carefully at conserving more town land. CPC money should be used to preserve the community

Abby Jenks the Town Center project is also designed to help to grow the tax base

Dana I move that the committee accept the proposal and send it to town meeting.
This motion was seconded.
Tom Fanning: has the CPA criteria for approving proposals and are we following those criteria?
The vote 4 yes, 2 no
We will set the date for the next public meeting during our March 16th meeting.

Preservation of public records
Proposal submitted by Kathy Martel town clerk
Request $35,995 to reserve and digitize public records
A motion was made and seconded. Vote was 6 yes and 0 no
Preservation of the meeting house and the museum
Joe Larson: Regarding our ongoing proposal to study the meeting house; there will be
language changes to include work on the Museum
Motion was made and seconded
The vote: 6 yes, 0 no

Meeting adjourned
at 8:35 p.m. (5 minutes over schedule)

Addendum regarding the wording of the CPA on approving proposals for Town Meeting
consideration
Community Preservation Act, Section 5
(b)(1) The community preservation committee shall study the needs, possibilities and
resources of the city or town regarding community preservation, including the
consideration of regional projects for community preservation. The committee shall
consult with existing municipal boards, including the conservation commission, the
historical commission, the planning board, the board of park commissioners and the
housing authority, or persons acting in those capacities or performing like duties, in
conducting such studies. As part of its study, the committee shall hold one or more
public informational hearings on the needs, possibilities and resources of the city or
town regarding community preservation possibilities and resources, notice of which
shall be posted publicly and published for each of two weeks preceding a hearing in a
newspaper of general circulation in the city or town.
(2) The community preservation committee shall make recommendations to the
legislative body for the acquisition, creation and preservation of open space; for
the acquisition, preservation, rehabilitation and restoration of historic resources;
for the acquisition, creation, preservation, rehabilitation and restoration of land
for recreational use; for the acquisition, creation, preservation and support of
community housing; and for rehabilitation or restoration of open space and
community housing that is acquired or created as provided in this section;
provided, however, that funds expended pursuant to this chapter shall not be
used for maintenance. With respect to community housing, the community
preservation committee shall recommend, wherever possible, the reuse of
existing buildings or construction of new buildings on previously developed
sites. With respect to recreational use, the acquisition of artificial turf for athletic
fields shall be prohibited.
(3) The community preservation committee may include in its recommendation to the
legislative body a recommendation to set aside for later spending funds for specific
purposes that are consistent with community preservation but for which sufficient
revenues are not then available in the Community Preservation Fund to accomplish that
specific purpose or to set aside for later spending funds for general purposes that are
consistent with community preservation.