

Hamilton Development Corporation
August 31, 2016

The Hamilton Development Corporation met at Hamilton Town Hall at 7:30 a.m. on Wednesday, August 31, 2016 with Bill Gisness, Brian Stein, Rick Mitchell, Tom Goodwin, Anthony Nickas present. Community Projects Coordinator Dorr Fox also present.

Call to order

Brian Stein called the HDC meeting to order at 7:30 a.m.

Warrant for bills

Tom Goodwin moved to approve HDC warrant #1705 for \$2,028.70 for mortgage and minutes secretary time. Bill Gisness seconded the motion. VOTE: Unanimous.

Minutes Approval – August 3, 2016 and August 17, 2016

Stein moved to approve the August 3, 2016 and August 17, 2016 minutes. Rick Mitchell seconded the motion. VOTE: Unanimous.

59/63 Willow Street

A gas meter was replaced at 63 Willow Street to fix a gas leak. Also, a tenant (artist) is preparing to sign a one year lease at \$600 a month for the vacant side of the 63 Willow Street property. Repairs for this property will include addition of hot water for sink and replacement toilet. Harborlight will provide an estimate on cost of these repairs. The tenant may paint the space and add lighting.

The Corporation reviewed general layouts of the 59/63 Willow Street property created by Gisness. The first layout provided first floor, offstreet retail space (11,000 sf) fronting on Black Cow/Salem Bank parking area, and a second floor level with two-bedroom units (950 sf). An 11' grade change was noted on the site. Housing would include 23 units with 34 parking spaces. Gisness described how walking access to the site would be between Cutter's building and the old Winfrey's building with walkway through the property. A unit or two was suggested off of the existing commercial building at the site. One parking space is needed per housing unit, and one space per 300 sf for retail. Some offsite spots have been purchased downtown by property owners to meet the parking requirement. There is enough spots in the downtown to serve the current need.

The Corporation suggested talking to real estate brokers and developers in the area to understand the market for housing, retail, or office space. Also mentioned was how the septic system could be located under the parking lot but this does not account for stormwater management.

Another layout considered had visibility in a different location on the site with 11,000 sf of office/retail, 24 units of housing and 20 parking spaces. This design might include outdoor seating associated with a restaurant. The Corporation is designing layouts that are sensitive to adding a building in a residential area. Also included are pedestrian friendly walkway, trees and use of canopies. A third layout has 8,000 sf of retail, 20 units of housing, and parking for 33 cars. There would be a bigger septic field. An elevator would potentially be included in the two and a half story building.

A proforma needs to be done to understand cost/development feasibility for housing, retail and parking. The limiting factor is the septic system. There could be a combination of for sale and rental housing units.

Discussion was on possibility of downtown sewerage system and that this is likely a five year effort. The HDC had an engineer give an estimate on business district sewer system (leaching field at Pingree Park) and general cost was \$10 million.

Also mentioned was conversation that has occurred in Town to potentially use Community Preservation Act funds to move the Willow Street commercial building in Town (i.e., public safety building site) for use by the Hamilton Historical Society. Although the building does provide frontage to the lot.

Next steps to create a proforma will include consideration of a friendly Chapter 40B, the HDC possibly doing the permitting followed by a developer, or a developer doing the entire project. Nordblom is doing the numbers now to understand the costs. The HDC will do estimate costs simultaneously.

The Corporation revisited how the development could be located on the site relative to the existing residential area with the units facing toward or away from houses in neighborhood. There are well established trees that provide screening. Discussion addressed architectural details, amenities, and outdoor components that could make the proposed development conducive to the downtown site. Goodwin emphasized the importance of building visibility for retail.

It was noted that Nordblom is reviewing the layouts developed by Gisness, and the Corporation is looking for feedback and Nordblom's ideas/numbers. Anthony Nickas will run project numbers. Tenants for the development could include downsizing elderly, divorced parents, and young adults who have graduated from college. The Corporation is interested in getting feedback from brokers (commercial and residential), possibly those that worked with ULI. In addition, the Corporation will contact Meridian Associates about assisting with engineering and stormwater management plans.

Mitchell moved to adjourn the meeting at 8:29 a.m. Stein seconded the motion. VOTE: Unanimous.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST: _____
Brian Stein, President