

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

November 23, 2016

Members Present: Bill Gisness, Rick Mitchell, Thomas Goodwin, Anthony Nickas, and President, Brian Stein

This meeting was called to order by Brian Stein at 7:30 am with a quorum established.

Approve Minutes

Warrant to approve HDC17-11 \$1,780 for property mortgage

Motion to approve the Warrant made by Rick Mitchell

Seconded by Bill Gisness.

Vote: Unanimous to approve

Minutes

Motion to approve October 26, 2016 and November 9, 2016 minutes made by Brian Stein.

Seconded by Bill Gisness

Vote: Unanimous to approve minutes

59/63 Willow Street

Brian Stein said he had a conversation regarding the tenant at the property. It was discovered that only one month had been paid since July 2016. Charlie Wear, an engineer at Meridian Engineering, had estimated a quick review cost of what might happen on the site considering the issues. A quick review would be a few thousand dollars while a full Site Plan Review would cost \$30,000. The area needed for septic, drainage, and setbacks would be defined by Mr. Wear. Mr. Stein thought the Committee would need to do their own independent analysis to see what would fit. Bill Gisness agreed. Rick Mitchell asked where the \$30,000 for Site Plan Review engineering costs would be paid from and the response was that it would be out of the \$100,000. There was discussion about \$10,000 for consultants. Mr. Gisness suggested that Harborlight should contact the Committee before doing work on the site.

The 2016 year-end financial statement was requested and would be compared to the budget. For 2017, the Committee voted to return \$10,000 back to the Town.

Hamilton Downtown Improvements

Brian Stein said Jeff Hubbard was getting a written proposal from Dodge Trees for the lighting of the trees in the downtown area.

Affordable Housing

Rick Mitchell recalled the Selectmen meeting with the Affordable Housing Trust and said the room was packed with engineers highlighting the vernal pools and protected species for 13 Essex St. Brian Stein said he had spoken with the owner previously and described the site, including the Olmstead designed gardens. Mr. Mitchell said there were three properties coming forward to the Selectmen while the COA study was being finished. Mr. Stein and Mr. Mitchell agreed that no matter where the Town looked for housing, it was the wrong place, according to abutters. Bill Gisness recalled that Peter Britton had discussions years ago about some of the larger estates and what would be done to help the Town, the current owners, and the affordable residents to find that there was opposition even then.

New/Old Business

None

Motion to adjourn made by Rick Mitchell

Seconded by Bill Gisness

Vote Unanimous to adjourn at 8:15 am

Prepared by:

Marcie Ricker

Attest

Date