

Hamilton Development Corporation
October 14, 2015

The Hamilton Development Corporation met at Hamilton Town Hall at 7:30 a.m. on Wednesday, October 14, 2015 with Rick Mitchell, Brian Stein, Anthony Nickas, Dave Carey present. DPW Director Bill Redford also present.

Call to order

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

Warrant for Bills

Dave Carey moved to approve HDC warrant 1607 for minutes recordings and Harborlight bills for \$438.56 as described. Rick Mitchell seconded the motion. VOTE: Unanimous.

Approve Minutes: July 8, July 22, August 5, August 19, September 2, and September 16, 2015.

Carey moved to approve the minutes as described. Mitchell seconded the motion. VOTE: Unanimous.

Discuss outreach for mixed use by-law proposal

Discussion was on outreach for mixed use by-law proposal that will be voted on at fall Town Meeting on November 7. Rick Mitchell and Stein will draft article on proposal for local newspaper with intent for it to be published two weeks before the Town Meeting. In addition, the HDC will attend BOS meeting to provide information about by-law proposal and to report on HDC meeting with the League of Women Voters.

Review League of Women Voters Public Presentation from October 1st

Discussion ensued on 20 people attending the LWV public presentation by HDC and overall proposal for mixed use by-law downtown that was well received. There were a couple of comments about how this might not be right for the Town which could be the result of resistance to change and adding people downtown. If the by-law amendment passes there will be a few opportunities for residential use on second and third floors downtown which exists some now. Also presented were the HDC's design guidelines for the downtown, and some highlights from ULI report. Parking was addressed as

another issue for any business that does not have any onsite and impact from new residential use. Reverse parking timing could be utilized. There is a perception of not enough parking downtown during the day. Also, how employees should be parking away from businesses (i.e., on Willow Street) so there are spaces for patrons in front of businesses. An issue for neighbors that is being addressed is people parking for eight hours at a time to take commuter rail. The by-law amendment will allow businesses to have another source of income at their properties.

Discussion was on how development is occurring in Town outside of the downtown at the Patton property, possibly at Canterbrook and friendly Chapter 40B coming next to HWRHS. The by-law amendment will provide more opportunities for people to live downtown in rental units near public transportation.

Discussion addressed how the mixed use by-law would affect the HDC property on Willow Street and lack of consensus in Town about what should happen with the property. The HDC is interested in creating an RFP that will control the use of its downtown property possibly for wastewater treatment, more parking, more retail, commercial/office uses rather than large trucks, and connectivity by keeping some green space. If the zoning by-law amendment is approved, and a developer wants to move forward with a property it will go through site plan review process. A short presentation on the proposed by-law amendment could be given at fall Town Meeting.

Discussion was on Andrew DeFranza, Executive Director of Harborlight Community Partners, who is reviewing property next to HWRHS on Longmeadow Way for senior and affordable housing in addition to market rate housing. He is negotiating with neighbors and would like to proceed with presenting to the Town his friendly Chapter 40B (i.e., minimum of 24 units) proposal starting with Hamilton Housing Trust on October 28. Town officials have been invited to the presentation. The development would be situated behind one or two houses in area. The housing could be convenient for School employees, and it is located outside of the downtown.

Also discussed was presentation on proposal for 28 to 40 units on the Cutler-Rich property off of Maple Street where feedback was sought from the Woodland Mead residents. Access to the site could potentially limit the development.

New/Old Business

Discussion ensued on RFP that HDC will create for its property to be completed in late December or January and review being done by the Corporation of RFP that was used for the Community Package Store and Talbot's store property sold by the Town. Carey

offered to consolidate the 12 page RFP document previously used to 1 to 2 pages and have the summary reviewed by Mitchell.

Also mentioned was if new Community Projects Coordinator Dorr Fox was going to be engaged by HDC to provide administrative support. The HDC emphasized importance of a support person having a strong IT background.

Discussion was on if developers would be asked to comment on RFP for Willow Street property. Also, if any developers would be invited to attend any HDC meetings for discussion/input on potential uses for the Willow Street property.

The HDC scored criteria that would be used for a rating system (100 points) for when bids come in to develop the Willow Street property using minimum criteria for developers with prior experience:

Retail/commercial: 15	Parking: 10	Housing: "range of \$": 20	Amenities/aesthetics: 15
Wastewater: 20	Connectivity: 10	Similar experience: 10	Keeping 63 Willow St. property?

Discussion was on setting up a meeting after Town Meeting with Salem Five to extend the interest free, mortgage loan for six months where the HDC would inform bank representatives about progress being made toward issuing an RFP for Willow Street property.

Stein moved to adjourn the meeting at 8:20 a.m. Carey seconded the motion. VOTE: Unanimous.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST: _____
Brian Stein, President