

HAMILTON DEVELOPMENT CORPORATION

Minutes

Welcome – At 7:30 AM, Brian Stein opened the meeting of the Hamilton Development Corporation. Board members Bill Gisness, David Carey, Rick Mitchell and Anthony Nickas were present. Emilie Cademartori and David Geikie of Wenham were present. Kristine Chetham, Planning Coordinator was also present.

General Audience – Many area residents were present at this meeting. Hamilton Selectmen Jeff Hubbard and Scott Maddern, Town Manager Michael Lombardo and DPW Directors Bill Redford and Bill Tyak of Hamilton and Wenham respectively were also in attendance.

Agenda

Mike Giggey of Wright Pierce prepared and distributed a draft power point presentation that was the focus of the meeting. The Board and participants went through the various slides and asked many questions.

The Maps/Areas – M. Giggey explained some of the rationale behind the designation of the three areas depicted on slides 7-9. The Hamilton Business District and the Wenham area were the initial focus points for the project. The Wenham map grew from just a few parcels abutting the Hamilton line to about 100 parcels in order to accommodate a few large parcels that are developed with more than single family homes such as Enon Village, the Boulders and the elementary school. The Hamilton Village (downtown neighborhood) was also added because of the density of housing (500 units) and the proximity of a majority (80%) of the housing within the GPOD and Zone II are for the Idlewood Wells.

M. Giggey also explained the work underway to project an actual amount of gallons of water used per day for each of these parcels. The data will be used to project the overall size of the wastewater treatment system (slide 11). The data collection was done for the Hamilton Business District and the Wenham parcels. The 500 residential parcels will be estimated at 3BR homes with single family usage.

M. Giggey explained several other details associated with a potential wts. He noted that the proximity of the district to the wellhead area was interesting. He did not know with any certainty the total number of private wells in the area. It is assumed that all parcels are on public water supply. He planned on finalizing some details with the Health Agent. After checking with DEP, the Hamilton area has three large wastewater permits: the HW High School 15K gals./day, the Gordon Conwell College 58 K gals/day campus and the Asbury Grove development. The last one is a set aside of land in lieu of a treatment system. The area is very densely developed.

The conversation between the Board members and the consultant included questions about cost estimates, benefits, and financing.

The trigger for a large treatment system is 10K gals/day for the DEP. The technology has so many variations for sizes of systems and levels of treatment. The leaching system is also a component of the type of technology selected.

Conservation – water saving techniques such as re-use of treated water for fields is one. Disposal and reuse allows the community to offset water usage. IE: Oak Bluffs in the Vineyard. He demonstrated a slide with a local park that is on a leaching field. It is highly regarded open space in the community and re-uses the treated wastewater. The watering happens in the evenings so that it is absorbed before any public use.

The leaching field has gravel base and tubes underground. They are close enough to the surface, roughly 9”, below for maintenance and winter.

Volumes / strength of concentrated matter /

The SESD (South Essex Sewerage District) is at full capacity and is a charter entity. They are not currently looking to expand.

Locations – M. Giggey does not expect to predict the actual type of system needed, locations, or actual costs. The goal of the presentation is to provide basic information that will get the community talking and asking questions.

The HS had operational issues – as do all systems noted M. Giggey. He also stated that there are always failures but there there are solutions as well.

The Board discussed changing the order of the slides to include the potential disposal sites last as it will trigger questions and confusion. The purpose of the slide is to identify a few areas that could be service areas and to then conduct soil testing. Also the initial slide of Planning Phase will be repeated at the end – because it is the actual beginning of the discussion.