

HAMILTON DEVELOPMENT CORPORATION

Minutes

June 11, 2014

Welcome – At 7:30 AM Brian Stein opened the meeting of the HDC. Board members Anthony Nickas, Bill Gisness, Rick Mitchell, and David Carey were present. Also in attendance were Planning Coordinator, Kristine Cheetham, Finance Director, Deborah Nippes-Mena and DPW Director Bill Redford. Selectman Jeff Hubbard was present. Residents Richard Boroff and Mr. & Mrs. Lawrence were in attendance.

B. Stein noted that Richard Boroff was recording the meeting.

Agenda Items

Wastewater Treatment Workshop – Mike Giggey of Wright Pierce provided copies of his power point presentation for the workshop. The focus of the meeting was to review the slides and make any necessary changes prior to the workshop.

M. Giggey informed the group that all of the water use and land use data was compiled by planning staff in Hamilton and Wenham. He stated that the least developed portion of his presentation at this point was the information on the cost side. He would address and refine this prior to the workshop. He went through the presentation and slides with the Board and explained how some of the data and slides were modified. He also explained as he went along the assumptions that go with the creation of tables. Defining the scope of the project and which parcels to add/delete took some time.

- As a rule, single family homes use 200 gallons water per day. This town averages 180.
- The commercial district is using about 150 on average. For the buildout a usage of 700 gals. per day was projected.
- The build out example for the commercial district is the bookstore to restaurant. However, the HDC can be as creative as they want with this one. It depends upon community vision. The Board mentioned restaurants, housing, market, office development and a bakery.
- The key to developments without sewer is 10K gals. per day. Any amount greater than that requires a treatment system.
- The Illustrative Cost slides were reviewed and many edits were recommended.
- Economies of Scale plays a big role in the overall financing of wts.
- The Debt Service was projected at 3.5% D. Mena asked for 5%.

- D. Mena also noted that the tax rate in Wenham was slightly higher than Hamilton.
- The Board reviewed the presentation strategy. They did not favor allowing for questions during the presentation. K. Cheetham agreed to work on a handout for comments and questions. She also stressed that with each of these slides there are assumptions made that can be changed. The information in the presentation is informative in nature and a place to begin a conversation together.
- J. Hubbard noted that the politics of working with the town of Wenham may also come up and is not represented on the slides.

The Board agreed that K. Cheetham and B. Stein would review the final presentation prior to the workshop.

HDC Operational Matters – The Board tabled all other topics until the following meeting.

Adjourn – R. Mitchell made a motion to adjourn. B. Gisness seconded. All voted in favor.