

# HAMILTON DEVELOPMENT CORPORATION

## Minutes

June 18, 2014

**Welcome** – At 7:30 AM, Brian Stein opened the meeting of the HDC. Board members Anthony Nickas, Rick Mitchell, and Bill Gisness were present. David Geikie of Wenham was also present. Kristine Cheetham, Planning Coordinator, Debora Nippes-Mena, Finance Director, were also present.

In the audience were Selectmen Jeff Hubbard, DPW Director Bill Redford, Mr. & Mrs. Lawrence, Anthony Mente, and Richard Boroff.

Brian Stein noted that Mr. Boroff was recording the meeting.

## Agenda Items

### **HDC Operational Matters**

1. Budget Review and Approval – A. Nickas led the discussion about the FY'15 budget. The board members confirmed the total cash balance and asked questions to familiarize themselves with the government budgeting paperwork. D. Mena explained the details on the paperwork. The Board members also discussed the consulting services line item to confirm their overall work plan for the upcoming year. B. Gisness noted that he is hoping to work with the Urban Land Institute for the development of an Economic Plan. K. Cheetham reminded the group that the fee is usually about \$8,500. D. Mena noted that the budget may change if the commercial space is rented at the Willow Street property.  
ACTION: B. Gisness made a motion to approve the FY '15 budget as presented. A. Nickas seconded the motion. All voted in favor.
2. Service Agreement with Town of Hamilton – The Board reviewed the service agreement with the Town of Hamilton for staff support. It is set to expire at the end of June. R. Mitchell stated that it was a good start but it was not ready for a vote. He stated that some of the language is restrictive, such as the Sept. 15, 2014 deadline for an approved Plan. He also said that some of the language is not specific enough. He also informed the Board that he and B. Stein met with the Town Manager and Chairman of the Selectmen to discuss continuing with staff support from Town Hall. However, the language does not quite reflect the partnership that both parties are looking for. K.

Cheetham stated that the relationship between the ideas and plans of the HDC and action needed by town hall is not clear. She used the park benches project as an example. R. Mitchell stated that he would work on a revised draft and forward that to the Board.

3. Summer Schedule – The Board members would like to get back to meeting bi-weekly. They agreed to a summer schedule of the following dates: June 25, July 9, July 23, August 6 and August 20.

### **Wastewater Treatment Systems Public Workshop**

The Board had an open discussion of the public workshop from the night before. There was unanimous agreement that the workshop went well.

D. Geikie was the first to state that he felt the presentation was terrific in terms of style, information exchange and the variety of people participating. He added that there were two areas that he felt would be important to define moving forward; the overall scope of the project and then the technology. He also added that he is participating with the HDC in this planning because the Town of Wenham is forward thinking. He added that Wenham has different problems and opportunities associated with this topic than Hamilton. But both communities will need to work together.

A few members of the HDC added that the overall scope of the project was definitely an important topic to address. They felt that the downtown area (as presented on the maps) was clearly their focus. If the project expanded to address water quality issues and/or the residential district, they felt that it would become more of a town-wide issue that the town government should address.

A few of the citizens in the room added that the issue relative to groundwater quality should be further researched and addressed. Selectman J. Hubbard expressed his support of the workshop. He asked the HDC to work alongside the Planning Board in resolving issues that may go beyond their scope. B. Reford, Director of the DPW, added that he felt that the presentation was comprehensive and very informative for the audience. He anticipated a discussion relative to the balance of new/old technology. He also felt that it was important to understand the economies of scale when considering investments. Finally he stated that he would like to learn more about the disposal areas, their capacities and potential reserve areas. A. Mente would like to see more information on the economic benefits to the community. He also was a bit surprised people did not comment on the overall cost of the systems.

**Adjourn** – At 8:30 AM, B. Gisness made a motion to adjourn. A. Nickas seconded. All voted in favor.