

**Town of Hamilton
Community Preservation Committee
January 14, 2010 Minutes**

Attendees

The meeting was held in the Memorial Room of Town Hall with the following Committee members in attendance: Dave Carey, Tom Catalano, Jay Butler, Ray Whipple, Peter Britton, and Ed Howard. Christine Berry as CPC Coordinator was also present. With a quorum present the meeting was called to order.

Acceptance of minutes from December 10th CPC meeting

The minutes from the December 10th CPC meeting were accepted.

Acord Food Pantry Update

Harborlight has purchased the Acord Food Pantry Building. Harborlight has pulled together six sources of funding to acquire and develop this property into four affordable housing units. A grant from the Department of Housing and Community Development (DHCD) is needed to complete the funding necessary for the project. The Acord project was not accepted by DHCD this grant round, but Harborlight will resubmit the proposal for the next grant cycle.

Replacement of Windows at Old Library

Melissa Roy and Mimi Fanning were present to discuss this proposal. Many of the windows are reportedly in disrepair and do not open and shut. Melissa reported difficulty in finding contractors to do the work. The Committee discussed on the on-going issue of not knowing the future of the building. The request of \$31,000 is significant when the future of the building is unknown. Assuming the building is converted to senior affordable units, it will take at least a few years to pull together the funding sources. During that time, the building could be more fully used by other user groups. The COA and Recreation Department is trying to take a more active role in the usability of the building.

At this time, the Committee is supportive of the providing enough funding to ensure the functionality of the windows, which may include replacing broken glass, repairing the upper sash, and storm windows. The Committee approved the use of \$7,500.00 in FY11 CPA revenues for this project.

Highland Street and Asbury Street Pedestrian Path

Chris Little, the project proponent, was present to discuss this proposal. The initial estimate for this project was \$88,000, but has not been reviewed by John Tomasz. The path would be approximately 3,600 feet in length. The Committee questioned whether this project was part of the Road Safety Committee Plan and felt that it was a substantial amount of money that may not benefit a substantial number of residents. Development of this path would benefit approximately 20 children. The Committee asked that Chris Little come back before the Committee at their February meeting. In advance of the meeting, they asked that Chris provide base maps with wetland information and confirm the width of the right-of-way with John Tomasz. They also asked that Chris coordinate with The Essex County Trails Associations (ECTA). Christine will work with a subset of the Committee, Peter Britton, Tom, Dave, and Jay to flesh out some of the issues Chris needs to address.

HHH Kitchenette Renovation Project

Julie Martineau, Executive Director of the Hamilton Housing Authority (HHA), was present to discuss this proposal. Julie is requesting \$120,000.00 in CPA funds to complete the renovation of the kitchenettes at the Hamilton Housing Authority on Railroad Avenue. CPA provided \$120,000 in FY07 to fund the renovation of the kitchenettes, but it was only enough to cover 20, or half, of the units. The Committee voted to recommend \$120,000 in FY11 CPA revenues to the HHA for the completion of the kitchenette renovations.

Preservation and Restoration of Cutler Park

Jim Hankin, Hamilton Conservation Agent, and Mike DeRosa were present to discuss this proposal. The proposal calls for the removal of invasive species (bittersweet and buckthorn) near the pond portion of the Cutler Park. Native species would be planted in their place. The proposal would create a vista and provide more contact with the shoreline. Cutler Park is suffering from benign neglect. The preservation of the Park would be a benefit to the community and add wildlife habitat value. Cutler Park was the Town's first cemetery, during 1860-1892, which was then moved across the street to its current location. The Committee inquired whether the abutters would be supportive. The abutters would have an opportunity to appeal the wetland impacts. The Committee asked Jim to notify the abutters and invite them to their February 11th meeting to seek their feedback.

Discussion of Model T Building

Fire Chief Phil Stevens was present to discuss this project, which was approved in FY08 for \$35,000 in CPA funding. The project has been on-hold pending a decision on the future of the old Library. The project has been approved by the ZBA. The Committee inquired whether the building could go someplace else where it wouldn't have to be moved if the old Library came down. There is no room for it in the parking lot as the lot fills up regularly. The Committee and Chief agreed it could be placed on a pad with footings in case it did need to be relocated.

Meeting Adjournment

The meeting was adjourned at approximately 9:05pm.