

**TOWN OF HAMILTON and WENHAM  
BOARD OF SELECTMEN JOINT MEETING  
DECEMBER 15, 2009**

The Hamilton and Wenham Boards of Selectmen met at the Wenham Town Hall at 7:05 p.m. on Tuesday, December 15, 2009 with David Carey, William Bowler, Jennifer Scuteri and Larry Swartz, John Clemenzi and Harriet Davis present. Hamilton Town Administrator Candace Wheeler and Wenham Town Administrator Jeff Chelgren also present.

**Wreaths Across America ceremony**

Town officials discussed event with Jack Akin.

**Annual meeting of Hamilton-Wenham Community Cable Television Board**

The CATV Board accepted the minutes of December 30, 2008. The membership was announced as: Kim Jaeger, Rob MacKenna, Brian Dozy, Bill Nichols, Bob Popadic and Kristin Losee. Leigh Keyser has retired and Phil Conrad resigned but was not replaced.

Popadic presented a selected performance metrics chart. There is sufficient cash to cover operating costs and equipment replacement. The CATV Board has received the last Comcast equipment grant. Hereafter, equipment replacement will have to come from operating income.

Verizon is going to start paying revenue share in 2011 (once the fiber optic network advance has been recouped by Verizon). The fiber optic network is installed. Live origination can be done using the network the towns use for data transmission.

Cable was installed at the Hamilton-Wenham Regional High School that enables a live morning news program. This should encourage student participation. Also there is broadcasting on two channels with government and public access.

Video on demand has been added. Programs can be requested by computer via [hwcam.org](http://hwcam.org) or through the town web pages.

In 2010 programming and educational outreach will be expanded. Also cable will be laid from the CATV studio to high school field press box. The system will move toward

high definition. There have been discussions with Comcast about replacing coaxial cable with fiber optic. When it is in the Comcast picture quality will equal Verizon.

In regard to revenue, Comcast does a fixed payment that grows with inflation and a percentage of gross annual revenue (GAR) from Comcast will rise to 1.75% in 2011. Verizon will pay 5% of GAR in 2011 and there will be no fixed payment. There is no capital equipment commitment by either Comcast or Verizon. The interest income fell way below the \$8,000 estimate.

There is a policy to keep the operating budget below \$90,000 in order to ensure there is enough money for equipment replacement.

The capital budget in FY'10 is approximately \$72,000 and this number is assumed for future years. The fiber optics project cost \$213,000. There was \$275,000 in the budget so a surplus remains.

Bill Melville said budget discussions began at the end of the summer and they have to be careful not to buy old technology since the technology changes quickly. Melville noted that franchise fees pay for the operation of local cable television except for capital costs. Information was presented on average franchise fee on bills and average cable bill.

There was a motion to approve the operating and capital budget for 2010. Both Boards of Selectmen unanimously approved the motion.

CATV Board member Kim Jaeger encouraged the promotion of hwcam.org on demand programming. Also mentioned was sponsorship of events and meetings to generate income (i.e., \$500 to sponsor a year of School Committee meeting coverage and football game sponsorships).

Many CATV stations have a lot of content and programming from other communities. There has been outreach done for training. A fundraiser and paid memberships for trained people who want to do programs (scholarships available) were discussed.

A brochure has been created containing contact information at hwcam.org for posting bulletins. A bulletin board can be used by the Council on Aging and public library. The town administrators have their own logins to post bulletins.

There are four public access CATV channels, two for Comcast and two for Verizon. There was discussion about the possibility of the brochure going out with the water bill.

A motion was made to adjourn the CATV Board meeting.

**Organic recycling**

Hamilton Selectman David Carey and Recycling Committee member Gretel Clark presented information on organic recycling. According to their report, an average household can generate 60 pounds of waste with 10 to 12 pounds being organic. Some households in Hamilton and Wenham are already recycling organic waste which reduces waste in the trash stream. If every household did this there would be close to zero waste in the rubbish stream.

Governor Deval Patrick has put a moratorium on the expansion of incinerators and municipal dumps.

It costs \$80 a ton to dispose of waste and estimates provided indicate the two towns could save \$95,000 a year if all households participated in organic recycling. The cost would be \$6.25 a month per household.

The Department of Environmental Protection (DEP) no longer has a grant available to buy organic waste recycling buckets. There are 3,600 households in Hamilton and Wenham and 500 households could be a pilot. Peter Britton of Brick Ends Farm has promised free compost to all organic waste recycling participants.

Carey asked both Boards of Selectmen if they would support going to their Finance Committees for funding for the organic waste recycling buckets. Harriet Davis and Bill Bowler said they would not support this unless the communities save money. Larry Swartz said asking for town funds for a pilot project is difficult. Clark said the state would have money in a couple of months but she was concerned the program would lose momentum if the towns wait.

Carey said they would go back to the state to ask for funds and ask the local Finance Committees.

Carey entertained a motion to recess and reconvene at Hamilton Town Hall. VOTE: Unanimous.

**Joint meeting with Hamilton Planning Board – Longmeadow Subdivision discussion**

The Hamilton Selectmen reconvened at Hamilton Town Hall at 8:56 p.m. in a joint session with the Hamilton Planning Board.

Planning Board Coordinator Marcie Ricker presented for the Planning Board. The Longmeadow sub-division has many restrictions on development.

Carey said the Selectmen's goal is to see how the senior housing by-law is working. Planning Board member Marc Johnson said the biggest barrier at the Farnham site is the need to subdivide the parcel. The biggest public fear is that this could happen anywhere, no neighborhood is safe, therefore the rule against assembling parcels.

A condominium development would get around a vote on the plan but there still can be no subdivision since mixed use is not allowed with the senior housing by-law.

The Selectmen were interested in seeing how the senior housing by-law is succeeding since this is the first test case Hamilton has had; additional proposals are expected elsewhere in Town.

The Selectmen indicated that the senior housing by-law should be competitive with surrounding towns. According to the Planning Board, Canterbrook Farms is coming back to the Planning Board in January with a proposal for 25 to 35 units and 14 affordable developable.

Planning Board members said the lack of development of senior housing is due to the recession and that there are much more constrained sites in Hamilton. A special permit rather than by rights on certain parcels would be politically necessary to allow senior housing. The Longmeadow subdivision site was constrained to three houses so senior housing would depart from that.

Jim Farnham thought the senior housing by-law wouldn't allow senior housing anywhere in Hamilton. Planning Board members thought this wasn't true except for at his site that was poor for senior housing for many reasons including that it is not within walking distance to the downtown.

The Planning Board hasn't passed any regulations required under the senior housing by-law and the board can't proceed until those are in place. The concept of the pork chop lot was that the lots should never be subdivided. The Planning Board said if the senior housing by-law were changed it would not include changing the pork chop subdivision restriction.

In regard to when the senior housing by-law rules and regulations would be written, the Planning Board said the Economic Development Committee needs to move forward with the Hansbury property downtown and create an entity that can own and develop that land.

Carey entertained a motion for the Selectmen to leave open session to go into executive session not to return to open session for the purpose of discussing litigation strategy. The roll call vote was unanimous.

Respectfully submitted by Jane Dooley, Minutes Secretary for Candace Wheeler, Town Administrator

ATTEST: \_\_\_\_\_

Clerk