

**TOWN OF HAMILTON
BOARD OF SELECTMEN
AUGUST 4, 2010**

The Board of Selectmen met at the Hamilton-Wenham Community House at 5:30 p.m. on Wednesday, August 4, 2010 with William Bowler, David Carey, Jennifer Scuteri, Marc Johnson and Jeff Stinson present. Town Manager Michael Lombardo was also present.

Walk of downtown area

Selectmen and Town Manager Michael Lombardo along with a handful of Hamilton residents walked the downtown area to identify development potential and aesthetic improvement. They noted that a nuisance by-law could be appropriate to deal with situations in Town including parked, unusable cars at Asbury Motors on the Lamson property on Willow Street.

Town officials viewed the Town-owned land on Hatfield Road. Lombardo is working with Town Counsel Donna Brewer to develop an RFP for sale of the property that is assessed at \$170,000. The build-able, non-conforming lot has 60' of frontage and a successful perc test was done. There is no pre-existing house on the site. The property could be considered for Chapter 40B development.

At this point in the walk, David Carey brought to the group's attention that the Sargent's Garage property on Bay Road had been rented and was an opportunity for the Town to collect some back taxes owed.

The Board and Lombardo also visited the property at the corner of Willow and Asbury Streets where seven townhouse units (3500 square foot a piece) are located on 1.6 acres of land. This development brings in \$65,000 of tax revenue for the Town.

Town officials thought a similar development could be a possibility for the Hansbury property across the street that is for sale. It was noted that the radio tower at the former Club Excel building across the street was supposed to have been removed. There is a house on the Hansbury property, 227 Willow Street that is uninhabited.

Another property visited was Peter Gourdeau's commercial office space on Willow Street. This property located on 1.4 acres of land brings in \$37,000 a year in property taxes to Hamilton. No setbacks were enforced at this site.

Town officials then visited Lamson Hall on Railroad Avenue where lunch is served daily to Hamilton and Wenham residents. Community Preservation Act funds were used to upgrade 40 kitchenettes in the adjacent Hamilton Housing Authority complex. This is a state-owned property so the Town has limited control of the facility.

They spoke to Leigh Keyser from the Hamilton Housing Authority who expressed interest in having a full-fledged kitchen installed in the former Hamilton library building to serve the senior center better. Lombardo noted that a long-term plan for the old library building has to be determined.

Town officials concluded the walk at the Acord food pantry building on Willow Street near the corner of Railroad Avenue. Harborlight has received money to develop the property on the same footprint and could improve the look of the building while providing affordable housing and a permanent location for the food pantry.

Scuteri entertained a motion at 6:40 p.m. to adjourn. Marc Johnson so moved. William Bowler seconded the motion. VOTE: Unanimous.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST: _____
Clerk