

Hamilton Development Corporation
January 6, 2016

The Hamilton Development Corporation met at Hamilton Town Hall at 7:30 a.m. on Wednesday, January 6, 2016 with Bill Gisness, Dave Carey, Brian Stein, Anthony Nickas present. Community Projects Coordinator Dorr Fox, and DPW Director Bill Redford also present.

Call to order

Brian Stein called the HDC meeting to order at 7:30 a.m.

Approve warrant #1611

Dave Carey moved to approve HDC warrant #1611 in the amount of \$1,462.00 for insurance on Willow Street property. Anthony Nickas seconded the motion. VOTE: Unanimous.

59/63 Willow Street

Discussion ensued about meeting that occurred between Stein, David Cutter and Alan Berry regarding their potential interest in developing the HDC's Willow Street property. Cutter had the idea of building retail on the first floor/residential on the second floor in a structure located at the perimeter of the Willow Street property where it abuts the parking lot behind the Black Cow restaurant rather than owning the entire HDC property. In this scenario, Cutter would not own the former shoe shop building or house and related portion of the Willow Street property. To comply with zoning a shared parking arrangement would have to be worked out. Also, if a wastewater system were put under the parking lot this would be managed by the Town. Issues to be resolved under the proposed scenario by Cutter would be how to subdivide the land relative to frontage and zoning compliance, if there are more than 10 units of housing some has to be affordable where rental property could qualify.

Discussion addressed how Dorr Fox had called as many as 9 developers to assess if there was potential interest in the Willow Street property such as Nordbloom, Richard Lappin, YMCA (in partnership with Harborlight Community Partners), and Oaktree. Windover is not interested since it is already busy with projects. It was noted that perhaps Cutter and Harborlight could do a joint venture with Cutter focusing on retail and Harborlight on housing. Carey will speak to Andrew DeFranza about this possibility. Fox will make additional phone calls to potential developers.

Carey will create a draft RFP for Willow Street property working toward a February 1 deadline using information from RFP the Town used when it sold land where the Community Package Store is located, an RFP Anthony Nickas will provide from Newton for similar property, and Windover RFP for McKay School property in Beverly. After the HDC reviews the draft, it will have the Corporation's attorney review the draft RFP.

For the RFP, the HDC defined priorities for what the Corporation is seeking in a developer for the Willow Street property and ranked what was most important in a point system:

1. Mixed use with housing – 40 points
2. Experience – 20 points
3. Compatibility – 15 points
4. Parking – 10 points
5. Amenities and creativity – 5 points
6. Wastewater – 10 points

Discussion was on research done on Transit Oriented Development (TOD) at the state and federal level. The Mass. Works program for 2016 includes all grants (as much as \$2 million) and information will be available in June. It is good to have a project associated with a grant application especially if it includes affordable housing and proximity to commuter rail. Grants would be for infrastructure including sidewalks, bike paths, and possibly septic systems. A meeting will be held in Boston in the spring that the HDC can attend which Dorr Fox will investigate. It was noted that other sources of money are available associated with septic systems and protection of groundwater.

Downtown improvements

Discussion ensued about Town of Hamilton and HDC responsibilities for downtown improvements. Stein will speak to Don Robinson of downtown merchants group about what economic support the HDC could provide for this group including advertising website and branding of downtown. Also underway is identification of federal/state funding opportunities for downtown improvements.

Discussion was with DPW Director Bill Redford and how any activities on Route 1A/Bay Road such as painting of crosswalks is not allowed by the state on one of its highways. The Town has asked the state to do a study associated with traffic calming and school zone on Route 1A in Hamilton. Stein has met with Town officials on the matter and consensus is that options are extremely limited or nill on Route 1A. Also

mentioned was how banners across the state highway are a safety hazard but this could be petitioned with the state. In addition, National Grid specifies where on their poles that banners or flower pots can be located. There is also interest in improving the use of Christmas lights in the downtown during November, December and part of January. It was noted that no progress is expected for a sidewalk to be added in front of Wenham shops where Main Street in Wenham meets Bay Road in Hamilton. The owner of T&M Landscaping site in Hamilton is reviewing options for a sidewalk in front of that property on Route 1A.

North of Boston Grant

Discussion ensued about how the HDC has to determine a specific project (i.e., website) and receive bids to understand what North of Boston would fund. The NOB has a team of graphic designers that could assist the HDC. Stein noted that there is a resident in Town that could volunteer expertise to help the HDC with branding effort. Moving forward the HDC will figure out if it is interested in joining NOB.

Old/New business

The HDC will issue a new check to the Town for \$6,500 (10% of the meals tax revenue contribution) which will be included in the Corporation's next meeting warrant. Also to be addressed in that warrant is the property tax bill.

The HDC's attorney has advised that the HDC cannot make a donation to the North Shore Nordic Association and that grants and loans are limited to the business district. The donation would be acting outside of the HDC's authority to provide financial support. Stein will notify Association board member Tom Catalano.

Also mentioned was how a resident had expressed interest in serving on the HDC while there is not an opportunity now to be a Corporation board member but she could volunteer on projects. Stein will invite the resident to an HDC meeting.

Gisness moved to adjourn the meeting at 8:27 a.m. Carey seconded the motion. VOTE: Unanimous.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST: _____
Brian Stein, President