

**TOWN OF HAMILTON
BOARD OF SELECTMEN
MARCH 1, 2011**

The Board of Selectmen met at Hamilton Town Hall at 7:00 p.m. on Tuesday, March 1, 2011 with Jennifer Scuteri, William Bowler, David Carey, Marc Johnson and Jeff Stinson present. Town Manager Michael Lombardo, EDC member Bob Bullivant, FinCom member John McWane and Planning Board members Peter Clark and Edwin Howard also present.

Appoint Brian Stein to MAHT

Jennifer Scuteri entertained a motion to appoint Brian Stein to the Hamilton Municipal Affordable Housing Trust. William Bowler so moved. Jeff Stinson seconded motion. VOTE: Unanimous.

Accept gift of electrical work for lights at Patton Park

Board postponed vote until Town receives all paperwork.

Discuss use of Meals Tax Revenue

EDC member Bob Bullivant discussed use of meals tax revenue. Town has received \$20,775 in meals tax revenue for two quarters that tax has been in effect.

Discussion was on whether or not Stabilization Fund should be location where Town should receive meals tax revenue or if the EDIC would be a better place for the funds. Although this was the method approved at last year's ATM, use of a Stabilization Fund would require would require a two-thirds vote to use meals tax revenue.

A reserve account could be established for meals tax revenue. Town officials will check with Town Counsel Donna Brewer for her opinion as to whether or not Town Meeting approval would be required for this potential change.

Bowler mentioned that there was still \$50,000 left from sale of Depot Square land and that some of this funding had been used for downtown projects and suggested that the EDIC or HDC should hold this money as well

Discussion with Planning Board member Edwin Howard on business owners organizing a merchants group that could work on branding Town of Hamilton.

Budget Process update

Finance Committee Chairman John McWane said there was a meeting about joint programs and we had some questions, generally things are progressing and they should be approved in the next Finance Committee meeting on March 15th.

Town Manager Michael Lombardo said Thursday night is the joint meeting with the School Committee to have the budget presented. Jennifer Scuteri said all of the Selectmen should attend although she knew David Carey could not make it. In response to William Bowler, McWane said this is the joint meeting with the two Finance Committees and the School Committee. Bowler said I'll certainly go but it was the Finance Committees meeting with the School Committee and the Selectmen are going as observers.

McWane said the School Committee budget would be available tomorrow. Scuteri asked what happened. Lombardo said the school's finance subcommittee is meeting tonight and it will be blessed and distributed tomorrow. Jeff Stinson said the preliminary budget came out a long time ago, he got an email a week ago and he read through the school budget. McWane said he and Catherine Harris, liaison, are meeting with Assistant Superintendent Peter Gray and Superintendent Raleigh Buchanan and we were pleased with what we saw. Scuteri said they are working hard and I attended the budget subcommittee meeting and they did a great job presenting it, it was very clear.

McWane said there would be no increase from the schools in the budget. Scuteri said they are seeming to work within that without any significant cuts or any cuts so we will see where they come out tomorrow.

Lombardo said there is one additional issue regarding the budget for fiscal year 2012 in a communication to you all identified that recently there was a recap error made resulting in over taxation of \$275,000. Bank error in your favor, said Carey. Our favor not the residents, said Scuteri.

Lombardo said typically if this is a nominal error, we would reconcile yearend but this is of a substantive enough amount the thinking is to appeal to you all and the Finance Committee discussed it for guidance in terms of how you want to handle it. It boils down to two options with various iterations on the same

thing: one is the amount overtaxed is taken off of next year's tax bills it gives the money back essentially to taxpayers and the second option would be to let the funding accrue to our reserves and identify whether there are capital projects or other things that need to be attended to. From a fiscal prudence standpoint my recommendation is for option two, but certainly from an equity and ethical taxation standpoint, option one is very reasonable. It is really where do we want to come down on this and I bring it before you for your input.

Scuteri said I know John has some thoughts on it. First off, thank you for bringing it to our attention and John as well and for the way it was handled. Myself, Bill Bowler, Michael, John and Deborah Nippes-Mena brought a representative out from the Department of Revenue to get their opinion as to what do we do in the situation. Of course, he wasn't willing to provide us a written opinion but what he said was this is the cost of doing business it happens all the time. There is no requirement that we immediately reverse it.

Lombardo said we did check into possibilities of adjusting third and/or fourth quarter tax bills, it is too late for that we are not able to, that's why it is even an issue because we could not adjust that. Right it's too late, said Scuteri. It will hit the books this year, said Lombardo. It is odd to me, said Stinson. I'm surprised the Department of Revenue wouldn't give the money back immediately. Scuteri responded we'll it wasn't because they thought we would catch up it was an honest mistake it wasn't creating reserves. Stinson asked if he or she (DOR representative) was okay with option two? Scuteri said oh yeah, absolutely. Lombardo said either one or somewhere in between.

Scuteri said it ends up being \$19 on the tax rate or you calculated (19 cents on the tax rate, said McWane) or \$85 on a median household of \$440,000. A lot of money, said Stinson. Yeah, said Scuteri, it is not insignificant so we thought we would address it right up front. Scuteri said John is going to give the opinion of the FinCom. I leaned heavily towards lets just reverse it for next year; let's rectify it right away, she said. I know our budget might be tight next year but I think that is what we should we do.

Lombardo said it can constrict the margins for 2013 but I don't think anybody is expecting the 2013 budget to be a fun process there is going to be additional constraints. What we do today, tomorrow, next to anticipate that is really going to be more telling in terms of how to handle this long term. Either way is possible.

McWane said I would like to commend Michael for acting quickly and bringing DOR in and as he said our first choice would be to change the fourth quarter tax bill and get it out of our hands. But he said that is not possible once the tax rate is set it is set and you have to live with it. We had a discussion at the last (FinCom) meeting and all of the points Michael made and in general three out of four of us generally felt correct it as soon as you can put it back at the next opportunity and move on. Any deviation from that just prolongs discussion and debate unnecessarily and it is taxpayers' money, they gave it to us in error and we'll give it back.

Any thoughts, said Scuteri. Question first, said Bowler. Are we still in the situation that we need to use RANs for our cash flow? No this is the first year where we have not had to borrow to cover cash flow, said Lombardo. So in that regard no. Free cash is certified at \$880,000, said McWane and if the Hatfield property sells we've got some upside potential. We also have the downside of the snow problems.

Snow problems and local receipts, said Lombardo, there is going to be further adjustment depending on where local receipts come in. Excise tax is off a bit, so buy some new cars if you can. Those are separate issues. That is the point in between options one and two to wait and see how it all unfolds out and give back the difference. There is a general sentiment from the FinCom and I'm hearing from some of you, clean it up, deal with it then we'll deal with the rest, as we need to.

Bowler said I certainly see the appeal of virtue, the FinCom and all of us have an obligation to be fiscally prudent and as you point out in your memo, we have been struggling for years to right the ship, put the reserves where they should be and I guess maybe before we make a final decision I have a number of concerns. The RANs is one that we are not going to have to use, we'll if this was RANs or no RANs I would be in favor of option two.

We know whether it is this year or in the next couple of years, we are going to be doing bonding for the CDC, landfill, other things. Every dollar where we are below where fiscal prudence says we should be in our Stabilization Fund and our reserves is a dollar that potentially lowers our bond rating so it costs us money down the road. Yes it is the peoples' money and I'd like the \$85 in my pocket as much as anybody but if the long term effect is going to be that it is going to degrade the Town's financial position then I think we should at least consider option two.

I guess I'm turning into the grouch on the board because I don't see any other option besides option one, said Stinson. I get where you are coming from, I see what you are saying, but this is clearly an error and needs to be returned immediately or as soon as possible. It would be good too if you are budgeting the same way next year and you come with a budget that you would have anyway you are giving folks an \$85 cut you are basically also helping real estate values if you are having a lower tax rate value. Trust me by next year they'll have forgotten how virtuous we were, said Bowler.

McWane said that is a point if it goes back into lowering the tax rate, next year we will have to raise that amount plus. Right said Scuteri people shouldn't take away from this that their taxes are going to go down by \$85 next year. Down \$85 compared to what it would have been, said Stinson. Right said Scuteri.

Lombardo said in regard to the vein that Bill was just on, we did have a conference with Moody's yesterday in an attempt to get our bond rating improved. We heard back from bond counsel today and we are expecting it in writing tomorrow from Moody's. They have sustained are AA2, which is good and the ability to maintain your bond rating in this climate is no small feat. We were hoping it would be improved at least one step to AA1.

General consensus in brief conversation with bond counsel is that we haven't demonstrated sustained years with a strong fund balance. They are going to give us kudos for management changes, zero based budgeting, there are positives but they did not see a long enough track record with regard to reserves to improve the rating which is unfortunate because that means the cost of borrowing would be that much better.

Marc Johnson said I think it is really, really simple. If we want to have the benefits of good Stabilization Fund we need to justify it to people and say this is why it is important and have people make that decision. It may be that people decide to give us the \$85 back and we can justify to get the \$85 back. But I think it is an articulation obligation on our part to say we need it and why. We have to fight to protect it in the same way we would fight to protect a new truck if we felt we need a new truck. There are two different issues. It is convenient to sort of avoid the argument. But I think voters deserve the discussion and let them say yes or no.

Scuteri said I think that we need to make a decision here tonight. I think it is too confusing to present to the voters. I think the voters would take away that my tax

bill is going to go down by \$85 next year. What they have to understand is there is going to be a down and there might be some ups. I feel strongly that we did a lot of good things here. We found the error quickly, we acted on it quickly and we are bringing it to the public quickly. In that mode I think we have to reverse it quickly. That is part of the transparency and I think that is just important to our residents right now that is how we would handle something like this. But understanding that is going to be that much more difficult next year.

Johnson said I think we get ahead of ourselves if we believe we need the money for good Stabilization Fund to have proper balances to get good credit to maintain good credit, lets just protect that in our budget and fight for it and tell the citizens this is important part operating the town finances. Well, yeah, said Scuteri. McWane said we can always increase the Stabilization Fund by increasing the taxes. Right, said Scuteri.

That's my point said Johnson. That would be the more direct way to do it to make the case to increase the Stabilization Fund so therefore we are going to increase your taxes by \$100,000, said McWane. That's my point, my point is we have to make the decision to advocate it standalone, said Johnson. Make the case for it separately, said McWane. Right said Scuteri, I'm not completely clear as to where you stand. Johnson said they are two different issues. I would be in favor of reversing it and putting it back in and then if we need the other, next year lets make that case as a separate case but lets make it if we need it. Right, exactly said Scuteri. I agree with Marc said Carey.

So I don't think we need a vote, we are just giving you direction, said Scuteri. Lombardo said I have a good sense of where everyone is and I'll make sure that is adjusted in the final budget, on the warrant and moved to Town Meeting.

Discuss M.G.L. c. 43D

Discussion was on M.G.L. c. 43D that expedites the permitting process to 180 days and is only for a specific site (i.e., landfill). There could be an ATM warrant article, but Scuteri noted there should be support from the land use boards especially the Conservation Commission since there is a great deal of wetlands at the landfill site. The landfill has to be formally closed before development can occur.

Selectmen Goals and Objectives

Scuteri said we'll focus this week on sticking with our increased revenue and also we have the section making Hamilton a better place to live.

Carey said taking it from the top, develop Canterbrook, can the Board of Selectmen take any action we felt that we are kind of stuck. Do you have an update, Marc, said Scuteri. Johnson said the applicant is working with an architect and is making some progress on design. Planning Board member Edwin Howard said it is moving ahead quite efficiently, I don't know if there is anything for the Selectmen to do at this point.

What is the next milestone Ed, said Carey, approval. Scuteri said there is a different more workable design. Ed said there is a somewhat more reduced design more or less with Planning Board's favor, some tradeoffs being made like putting a sidewalk on Asbury Street.

Is the next step going back to the Planning Board to see how the Planning Board likes it, said Carey. Yeah, the architect has a highway engineer who has done a study of access to the property and is challenged to take it to the police chief to get his approval that is moving. Peter Britton has made a proposal to pipe runoff from the roof over to the pond on his property that is up for discussion.

So there are new design features to go to the Planning Board, said Carey. They are able to build around those design features based on what the Planning Board has kind of approved and this gives them an extra number of units they can design into the project, said Lombardo. There has been an increase in smaller units and there will be more lower-priced units, said Howard.

Johnson said that is a very exciting switch, the unit size is getting smaller and they are getting some of the bonuses from smaller units. When we were advocating this bylaw, we wanted smaller more affordable units. Basically there are a lot more 1,300 square foot units, said Howard.

This is based off of a Peter Britton proposal that he put together a long time ago, said Stinson. It is very familiar to what he did years ago, said Howard. Well no, I'm talking about he had basically done some work too because he wanted to make sure that was a good project, said Stinson. He has invested his own private funds and the idea of establishing the irrigation pond the idea behind this is instead of having runoff from the buildings going into the housing development

that is around the corner take this water to an irrigation pond on Britton's property and it still would end up in the Ipswich River aquifer, said Howard. Rerouting it has some appeal.

When they first presented that (senior housing project proposal) it was \$675,000 a unit, which to me was not affordable, said Stinson. So Ed you would saw more of a positive note overall, said Scuteri. Yeah. Refining the design, said Carey. That's great, said Scuteri.

Carey said the next topic is Hansbury. Any milestones on Hansbury. The executor continues to not return my phone calls, said Scuteri. Bowler said I've heard one parcel is under agreement. No I did not hear that, said Scuteri. The lumberyard parcel is under agreement, it is huge, said Bowler. Part of the roof collapsed, said Carey. When you guys hear those things, let us know, the Town is interested in the property as well so we need to know, said Scuteri. Somebody should look into this, Michael can you call someone or should we call someone, said Carey. Lombardo agreed to call the executor and send a note to the Board. Carey will follow up with the realtor. We want to keep these places moving forward if we can and we have expressed every level of interest to help people do something there. Now that the roof has fallen down on the property it really looks bad.

Bowler said on the landfill we are continuing to meet with solar developers and one tomorrow by phone. He sent an email late today and we know this is all contingent on the closure but one developer in particular is hot to trot, excuse me for the vulgarism. I don't know if that applies to realtors or not, said Carey. Bowler continued it is unclear where it stands because in terms of do we have to put out another RFP. Maybe at the next landfill meeting in April, town counsel could come. We have heard from developers it has to be capped.

Stinson asked what it costs to send out an RFP. Not much said Bowler, we had input from Johnson and Town Counsel Donna Brewer and did it in-house the bones are there. To put out an RFP just for solar we could basically modify what we have more or less. Lombardo said the question is do we have to go out. The true litmus test will be the expanse of time. We had a deal we found shortly after the RFP process and declined all bidders and would like to have them negotiate. I don't know if that is still open and available to us.

Bowler said MAPC is going to do the same kind of thing for cities and towns in their district that have landfills that the Merrimack Valley Commission did.

Lombardo sent them a letter of interest and made me the contact person. The same kind of thing that Meridian did for Merrimack Valley is going to be done for us. Great, said Scuteri. The one in Merrimack Valley they found five or six communities that all have landfills. Maybe you would draw the interest of a photovoltaic company that much more.

Carey said the state allows under Chapter 25I the use of an RFP or RFQ. So you can make a selection and put out a single page saying we would like to talk to contractors who do this and you can make the selection based on their qualifications hence RFQ. You couldn't transfer land but we may have to transfer this land anyway. Look at what we did with the energy services company. We used the RFQ, we picked them and they came in and did this work. You potentially could do that if you want to do a solar array there. Lombardo said I don't see any property interest in the landfill it would be more of a lease agreement. Carey said potentially if we did think the numbers would work on it some kind of energy services you could do that, the Mass. General Laws allow that. Johnson said we could get an RFP or RFQ focused on photovoltaic very quickly and we basically need to decide when we want to do it. The problem in the RFP or RFQ would be when the land is available, the day after when we get closure but when is that. Lombardo said some people go through life without closure.

Carey asked if you could install the stuff without closure since it is mounted on pilings. Johnson responded that technically you'd be able to but they won't. Scuteri said it is becoming more and more evident we are going to have to close the landfill.

Overlay district – Scuteri said I don't think Planning Board is going to have commercial. Peter said not this time.

Community Finance Corporation – Carey said we know this is moving ahead and we are in great shape. There is a warrant article said Scuteri.

Evaluate the use of home businesses – Carey said we were thinking of this as a way to generate new revenue. Scuteri said I think this was supposed to be Jeff, he should be JTS he is JTS also. Stinson said that was the one we were talking about where we found out we can't specifically target home businesses according to Chris Lindberg. So there are a couple other options there. I would actually jump down to the evaluation of town fees.

Scuteri said we also talked Jeff about you figuring out from an excise tax standpoint the DBAs. Stinson said jumping down there, I spoke a little bit with Chris again about the whole concept, the gas pumps and all that, what we decided was the main original reason for this at least from my standpoint was so you could regulate how many cars were on lots, things of that nature because we had the issue with A&W. It turns out we are not going to be able to do that it looks like because you can only basically lease certain things like pumps, etc for liability and that sort of thing. So still kind of figuring out what other towns are doing. Middleton does not actually permit the gas stations per se they just permit pumps which is an issue. But that's really where I am on that one.

Okay Jeff, said Scuteri, I'm going to be on you a little bit here because I feel like and we should do this for each other when we are dropping the ball. Dropping the ball, Stinson said. Scuteri continued we talked about you, doctors, dentists, and lawyers. Stinson said you can't specifically target according to whom I talked to. But who have you talked to said Scuteri you keep talking to Chris. Stinson said well that's as a member of the Board of Selectmen. Scuteri continued when we did the research I saw that people did health clubs. Other communities were a lot more aggressive than us in reaching out and creating a revenue stream from the businesses. So it wasn't just gas pumps, we were going to look a little bit further. So can you do that for next week?

Bowler asked if we were talking excise tax. Scuteri said well it was a combination of both. We just were feeling that our business community was kind of being not taxed or paying permits as aggressively as the other communities we looked at we know that a lot of the businesses like Marc found not even filing the DBA and they are a registered business. A lot of these home businesses have property that is subject to excise tax we are not collecting any excise tax on it. Then in other communities they were a lot more aggressive of kind of like reaching into the community and taxing like I said health clubs things like that. Can we tax doctors, lawyers, and dentists?

Stinson said right the problem with that though is we are talking about and I understand that and it makes sense and the reason I wanted to go about this more regulatory because if you talk about revenue standpoint we are kind of talking about from an EDC perspective of trying to make things easier on the businesses. I don't want go to the point where we're people's home business going in and what computer I don't know if that is really. Scuteri said that's not where we are yet we were suppose to evaluate it first. Then if we decide.

Bowler said lets assume there are businesses in the downtown. You know there are businesses. To know whether there is a shortfall or not you would need to know have a list of those businesses and do they all get an excise tax bill. Scuteri said that is the easy ones. Bowler said the low hanging fruit.

Scuteri said the low hanging fruit and then you even take tons of consultants in the League of Women Voters telephone book highlighted and bold faced. Stinson said maybe go through the blue book data that Town Clerk Jane Wetson has too. Scuteri continued well a lot of them haven't even registered. The Secretary of State if they are registered in Hamilton doing business. Stinson said he would dig in. Scuteri asked him if he could do it by next week. Yes, said Stinson by Monday. Then it is for us to decide this is what we could potentially raise but are we being too anti-business or whatever.

Stinson said the liquor tax is ready for a vote next week. My suggestion on that and I'll say it again next week if it is on there. Carey said you guys are talking about taxing liquor. Stinson said this the liquor license (one-day fee). That is going to raise about \$500 to \$750. Scuteri said this is raising the one-day from \$50 to \$100 but the vote is not ready for tonight. It is ready for tonight, said Stinson, but we can't vote on it because it is not on the agenda. Scuteri said I thought it was part of increasing revenue. Stinson said oh no it is ready separate it is just one thing staff time. Scuteri so you just need to get it on the agenda you should have let me know because you keep bringing it up.

Scuteri continued you're increasing it from \$50 to \$100 and but have you taken into consideration that a lot of them are Myopia. Yes, said Stinson, I was a little disappointed how many there were each year, it is about 10 to 15. We think it is more because they it kind of feels like they come by in kind of swoops so it will be about a \$500 to \$750 increase that will cover tax ...

Scuteri said but Myopia has a club license now does that mean we are going to lose them because of that. Stinson said I am not sure. Scuteri said okay can you figure and the other thing I believe we talked about is Lynnfield's club license is twice ours. So lets look at that too. Stinson said the only fear I have but I don't want to get into it. We could talk about it one-on-one. But I don't want to get into a public discussion about it because it is not good to maybe. Scuteri said if Myopia gets rid of the one-day liquor licenses they are going to be saving a lot of money so lets figure it out. Stinson said that is nuts but I don't want to go after them too much. Scuteri said well we aren't going after them they are doing a club license for ease. Stinson said exactly.

Relationship with Pingree – Carey said we are trying to get to know the new headmaster Dr. Johnson. Scuteri said you keep inviting him and he doesn't show up. Bowler said he is coming to Rotary on Friday morning. We'll ply him with mimosas. We'll ply him with OJ said Carey.

Selling Town owned land – Johnson was supposed to have a meeting with Margo and Scuteri. Scuteri said there is one plot ready for the warrant. We have identified two plots that were already approved and people forgot about them. After Town Meeting we should have three plots ready to sell. We have one big plot, which I believe is on Lincoln Street. Margo emailed me over vacation and she was going to try and dig into it. Bowler asked what needed to be dug into. Scuteri said we are trying to be sure that tax title is ready to go. Bowler said it was on Town Meeting floor two or three years ago. It was defeated because the neighbors brought it to a vote. Scuteri said if it was on Town Meeting floor then we should have good title. Yeah, said Bowler.

Johnson said here is what we should do then articulate which the properties are describing them in some way in one of these meetings hold up a plot and say these are the properties we're considering selling and articulating the process. Allow people to come in and not think it at Town Meeting have people speak to it beforehand so it is more of an educational thing. Scuteri said so people are ready.

Scuteri continued so we have the one on Chebacco that we couldn't look at well because it was under snow and then the Lincoln one. Carey said we don't need that detail now do we I'm just trying to recap. Scuteri said he is right if there is going to be a warrant article lets get it here let people know what we are talking about. Johnson said it is all about education so do you want to meet tomorrow. Scuteri said tomorrow night and Thursday she has meetings. Johnson said Thursday and Fridays don't work. Scuteri said we can figure it out after this.

More Green Grants – Carey said we have a meeting set up for March 8 with an individual that would talk about technology and the state just funded a project in another city or town with his technology and that is our next shot. HW Green is sponsoring it and they do the legwork.

Evaluate town fees – Consider changes in excise tax. We already did that said Carey.

Pay As You Throw – Lombardo said there was a meeting on Friday and he talked to Gretel briefly today. We really need to decide whether or not we have enough to bring forward for a recommendation or if this is going to be ongoing. We are trying to get this done for potentially Town Meeting but if it does require Town Meeting vote. Carey asked if we have an economic benefit to the Town per year ballpark does this save us \$10,000, \$20,000 or nothing.

Lombardo said it depends upon how you structure it. It could save from the general fund and out of the tax bill potentially \$270,000. The question is what is the plan and it is an incomplete discussion. Bowler said my view and I don't say this because I am against Pay As You Throw even though I sure that is what everybody thinks. If this is something you are talking about needing Town Meeting approval this May it is too late for that. Lombardo said I don't know if it needs Town Meeting approval. Bowler said this would be a seismic sea change. Scuteri said what I think would be great and we did this for recycling if we come out and the numbers look good and the Board is supportive we would have an educational presentation at Town Meeting.

Carey said it needs the Town Meeting vote it is a sea change. Scuteri said it needs a Town Meeting vote it is too controversial. Carey said it is a major service that we provide and if we stop providing it people have strong opinions. Bowler said to put it on for Town Meeting vote when we haven't had discussion one in March it will go down in flames. Scuteri said a presentation if it is ready would be great. Lombardo said on Friday I'll have more information.

Johnson said we are waiting for two or three more pieces of information basically what the contractors think next year contracts would look like and those become the inputs for whether or not how much you are shifting from a solid waste to a recycling stream. It not clear that the organic scales so it is not clear that it takes enough out of the solid waste stream to justify paying for itself. But it may be good for a bunch of other reasons. Carey said it is a very interesting topic but there are a lot of aspects to it. Lombardo said there are a lot of moving pieces.

Make Hamilton a better place to live – Carey said number one do things that empty nesters would like so that they stay in their empty nest opposed to buying an empty nest somewhere else, recreation, Council on Aging and other initiatives. Scuteri said Michael's initiative is Railroad Ave. Carey said whatever it is called a farmer's market, block party, the downtown a nice place to go get a paper, read a book, get a cup of coffee, Wi-Fi (location unknown), cars and coffee

in front of the police station 10 a.m. to noon every Sunday in the good weather and Shakespeare in the park, cell phone coverage.

Create more housing options particularly for seniors. Carey said for folks who want to downsize. We've been having discussions with Harbor Light about downtown. Canterbrook is an excellent example.

Market Hamilton that is the branding, included in the EDC, said Carey. When the downtown is made more vibrant and attractive a lot of things can happen. The library, schools, shopping and Pingree and Patton Parks are all within 100 acres. Johnson said the two-week outdoor artist happened initiated by people on their own. Bowler asked if there was a link to the website and that the sled dog should have a permanent website (on Facebook).

Carey asked if there was a better way to direct and emphasize it. Scuteri said we need a new committee. Carey said we are going to hire a new recreation staff person. Lombardo said if we were going to staff recreation more fully then that could become possible. Bowler mentioned that there is a Hamilton Cultural Council. Scuteri said can we invite them in next week.

Trails Network – Stinson said we just got a new application that Chris Berry sent around for CPC and it is looking good. We are bringing back the Discover Hamilton trail. It will require staff time so we will be hiring a specific person to deal with it through CPC funds so it won't effect the trails association either so it will be a good project.

Accept Minutes: Regular Session: February 22, 2011

Selectmen will address February 22, 2011 regular session minutes at March 7, 2011 BOS meeting.

Other business – schedule next BOS meeting (March 7, 2011)

Discussion on Attorney General's approval and feedback on by-laws voted on and passed at Hamilton's last Town Meeting. For the Willow Street overlay district by-law, the Planning Board will create rules and regulations consistent with state law. For the Municipal Affordable Housing Trust it was stressed that this is for residents with low and moderate income.

The Board's next meeting is scheduled for Monday, March 7 where bond approvals will be done.

Discussion was on needed exterior maintenance work on old library building and request for CPC funding. The building is actively used. Bowler said a formal decision should be made on future use of building and only bare maintenance should be done.

Scuteri entertained a motion to adjourn at 8:25 p.m. Stinson so moved. Bowler seconded motion. VOTE: Unanimous.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST: _____

Clerk