

**TOWN OF HAMILTON
BOARD OF SELECTMEN
SEPTEMBER 6, 2016**

The Board of Selectmen met at Hamilton Town Hall at 7:09 p.m. on Tuesday, September 6, 2016 with Chair Scott Maddern, Shawn Farrell, Jeff Hubbard, Allison Jenkins present. Town Manager Michael Lombardo also present.

Call to order

Scott Maddern called the meeting to order at 7:09 p.m.

Public Comment

Bill Dery opined about the Patton Park pool project.

Chairman/Selectmen reports

Allison Jenkins noted that the Myopia Hunt Club horse show had gone well. Jeff Hubbard concurred and mentioned FinCom meeting tomorrow night.

Shawn Farrell reported on site plan review of gravel parking lot at Patton Homestead relative to scenic vistas. That Berrywood Lane would like to be accepted as a Town way and abutters have offered to share half of the cost of road repairs (this could be broken up by frontage) with Hamilton (\$500,000) to bring it to public way standards. Final edits are occurring to the zoning by-law. A balloon test was done on Asbury Street relative to visual impact of a proposed cellular telephone tower. The Conservation Commission revisited enforcement order for 641 Bay Road.

Maddern described how repairs would be done to the Patton Park gazebo, that Hamilton Historical Society is considering a new home at the old South School building, the Patton Park pool open house was successful, the Patton Homestead Board of Directors are not bidding on the RFP and next steps may be potential sale of the property. Affordable housing discussions have occurred in Town relative to Cutler and Gordon Conwell Theological Seminary properties.

Town Manager's report

Town Manager Michael Lombardo reported that agreement has been reached with trash hauler Casella, a meeting will be held on Essex Street pathway on September 15,

and he dispelled any rumors and misinformation associated with Patton Park pool construction.

Consent Agenda

Maddern read the following items:

- Approve minutes of the August 8 regular and executive BOS meeting
- Release August 8th executive session minutes
- The Friends of the HW Public Library seek permission to hang a book sale banner on Route 1A at the intersection with Asbury Street from September 6th through September 23rd
- One Day Liquor License requested by Green Meadows Farm for an event at 656 Asbury Street on October 15th from 5:30 p.m. to 8:30 p.m.
- Appoint Poll workers: Maryls Mahajan, Fay Ciaramitaro, Susan Webb, Martha Campbell

Farrell moved to approve the consent agenda. Jenkins seconded the motion. VOTE: Unanimous.

Agenda

- Water Bill Abatements:
 - a. \$10,478.80 D. Sanders, 432 Bridge Street
 - b. \$388. 67 J. Dooley, 522 Bay Road

Sixteen water bills were identified as billed in error. New meters will be installed at GCTS. For the two bills before the Board they were corrected and resent to property owners. Estimated bills were used previously and when actual meter readings were done the bills were substantially higher. Meter readings rather than estimated bills will be used moving forward.

Jenkins suggested that since estimating was done by the Town for a long period of time that it was unfair to charge residents the entire amount of actual water bills. The penalties and interest will be waived at the water rate at the time. Discussion ensued about how a policy states that water bills could be abated up to 50%. Jenkins recommended that more information be presented to the Board about the details of \$10,478.80 bill and how it relates to the policy. Lombardo will research information from auditors about how the water bill could be adjusted other than abatement. This

agenda item was tabled until history of estimates and usage could be provided to the Board. The BOS will be provided information on all 16 bills incrementally.

- Trash, Recycling and Compost – status update and discussion about construct of the program

The new trash hauling contract with lowest bidder Casella is costing the Town \$156,000 more than the current contract. Town Counsel has recommended Hamilton move forward with this contract. Recycling will remain single stream and composting will be managed directly with Brick Ends Farm by Hamilton and Wenham. Leaf collection will be added to the estimated cost. A sticker is being considered for removal of large items. An increase in bag fees is being proposed although that increase in bag revenue is unlikely to pay for increased cost of trash hauling. The Town currently brings in \$60,000 a year in bag revenue. Analysis will be done to determine if waste enterprise fund should continue since it has not been self-sustaining or if trash hauling should be paid for from General Fund.

Town officials discussed with residents Richard Boroff and Gretel Clark concept of pay as you throw and possibility of once a week solid waste pickup (Hamilton is already having trash picked up weekly – one week black barrel, second week blue bag). The trash pickup cost with new contract will cost residents \$30 to \$50 more a year.

- Town-wide Survey – discuss results and implications for the Town

Farrell provided a comprehensive overview of data compiled from Town-wide survey results. He included a comparison between survey conducted in 2002 versus 2016, and noted 1001 people took the recent survey. Farrell will work with Maddern to develop a table of trends from survey results.

- Town Meeting Dates – select date and venue for Special Town Meeting

The Board discussed how zoning by-law rewrites, and cottage housing by-law will be addressed at fall Town Meeting. After a discussion about pros and cons associated with venues, Maddern entertained a motion to hold the Special Town Meeting on October 22, 2016 at 9:00 a.m. at the HWRHS auditorium. Hubbard so moved. Farrell seconded the motion. VOTE: Unanimous.

- Distributed Networks – discussion of the tabled pole hearing and how to proceed

Next step for tabled pole hearing is a public hearing held as part of Special Permit process with the Planning Board.

- Host Community Agreement – Update

Town officials have been finalizing host community agreement and plan to use it with Habitat for Humanity and Harborlight Community Partners. The document will help guide affordable housing and friendly Chapter 40B in Hamilton. Purchase price of a two-bedroom unit in Town is about \$172,000 for affordable housing. For a rental unit in Hamilton the monthly rent for a two-bedroom would be \$1,425 a month. Information on family size and cost for two and three bedroom houses has been put on the Town's website. A companion document agreement would be needed if the Town has a piece of property it wanted to transact for affordable housing with a developer.

- Town Policies – status update

There has been discussion about taking a different approach with the Town's policies especially with the Personnel Policy. Jenkins offered to help with the process. The human resources policy will be a priority.

- "Advance of Funds in Lieu of Borrowing" in the amount of \$240,000

The Board discussed how the Town can bond up to \$2 million. Hamilton has reserve funds (nearly \$1.4 million) where a portion could be used to borrow and the borrowed amount would be paid back once bonding is in place by the end of fiscal year. The Town needs \$240,000 for the landfill project and cash could be used from Free Cash. This concept was discussed with the FinCom chair.

Maddern entertained a motion for the advance of funds in lieu of borrowing in the amount of \$240,000 as long as the funds are repaid by the end of the fiscal year. Farrell so moved. Jenkins seconded the motion. VOTE: Unanimous.

New Business

- Consideration of topics for discussion at future Selectmen's meetings

Topics for future meetings: Town policy adoption, new Town employee application, job postings for DPW Director (finalist turned down offer and took another job elsewhere) and Finance Director, trash hauling contract and water bill abatements.

Maddern entertained a motion to adjourn at 9:35 p.m. Hubbard so moved. Jenkins seconded the motion. VOTE: Unanimous.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST: 
Clerk