

**TOWN OF HAMILTON
BOARD OF SELECTMEN
OCTOBER 3, 2016**

The Board of Selectmen met at Hamilton Town Hall at 7:00 p.m. on Monday, October 3, 2016 with Chair Scott Maddern, Shawn Farrell, Jeff Hubbard, Bill Wilson, Allison Jenkins present. Town Manager Michael Lombardo, Town Clerk Andrea Carlson, FinCom Chair David Wanger also present.

Call to order

Scott Maddern called the meeting to order at 7:00 p.m.

Public Comment

None.

Chairman/Selectmen reports

Allison Jenkins expressed interest in a review of the Town's personnel policy. Jeff Hubbard spoke to Recreation Board meeting on turf field. He also offered condolences to the Keough family for the passing of Patrick. A summary of FinCom discussion topics was given by FinCom Chair David Wanger including recapitalization of excess appropriation and \$1 million reserve, cost of waste hauling, capital expenditures in lieu of borrowing, level services/level funding, cost/benefit analysis, and interest in the Town hiring a finance director.

Bill Wilson addressed HW School Committee activities including superintendent of schools review after five years in the district. Also, that the Affordable Housing Trust was investigating a handful of properties in Town for affordable housing such as Council on Aging/public safety building site, Gordon Conwell Theological Seminary, Longmeadow Way, 13 Essex St., Central Ave./Baker St. In addition, that the Zoning Board of Appeals is addressing a request for a variance on Gregory Island Road.

Shawn Farrell described how the Conservation Commission's open space sub-committee was concerned about drainage infrastructure infringing on 9.1 acres of open space at Patton Homestead property, need for signage for the parcel to encourage public use, and Asbury Street as a scenic road. Also mentioned were CPA applications for Buker playground, Hamilton horseshoe pits, Town Hall renovation, and Patton Homestead repairs. He noted that the Planning Board was doing site plan review for

Asbury Street cell tower, and commended Town for conserving water. Maddern noted 3 year financial forecast, and suggested a new structure to hang signs in front of Senior Center should be installed.

Town Manager's report

Town Manager Michael Lombardo reported on effort with state officials for a broader water solution for the region, recommendation to close Bridge Street to move culvert replacement project forward safely, recruitment continues for Finance and Public Works Directors, appeal has ended for Institution for Savings so the bank project will be getting underway, discussion on host community agreement is occurring with Harborlight Community Partners and Habitat for Humanity, a collaboration is occurring with IRWA, BOS will address raising price of small blue trash bags at a future meeting, and Asbury Street cell tower will not interfere with proposed public safety building tower, and a macropole cell tower is being considered for Town Hall site.

Consent Agenda

Maddern read the following items:

- One Day Liquor License requested by The Community House for the "Harvest Dinner" at 284 Bay Road on Saturday, November 5, 2016 from 6:30 pm to 11:00 pm
- Hamilton Wenham Ed Fund requests permission to sell Christmas trees at Patton Park from November 28th through December 13th.

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

Agenda

- Special Town Meeting – vote to open the warrant articles and discuss proposed articles (Rooster Ban, Zoning Changes)

Hubbard moved to open the fall Town Meeting warrant. Farrell seconded the motion. VOTE: Unanimous.

The Board discussed how the CPC and AHT want to make reports at Town Meeting. The Selectmen reviewed the warrant articles:

1. Article 2-1 Prior Year Bills,
2. Article 2-2 Classification/Compensation Table,
3. Article 2-3 Appropriation for Waste Recycling Composting contract (price is being negotiated),
4. Article 2-4 Community Preservation Fund projects (this may not be necessary since there could be separate articles for projects)
5. Article 2-5 Town Hall Renovations – Evaluation and Design
6. Article 2-6 Town Hall Renovations – Office Space Improvements
7. Article 2-7 Engineering Design for Essex Street Pedestrian and Bike Path
8. Article 3-1 Zoning By-law Amendment (Phase 1)
9. Article 3-2 Cottage Housing Development Overlay District
10. Article 4-1 Regulation of Roosters
11. Article 5-1 Sale of Town Land

The Board discussion on the warrant articles addressed a handful of financial suggestions from FinCom related to potential reduction of costs with over budgeted or additional (\$100,000 excise tax) funds and possibly reducing the tax rate. Also mentioned was if there are concrete plans for the Patton Homestead property before Town funds (i.e., CPA) are invested and possibility of matching funds from Mass. Cultural Council.

Some Selectmen expressed concern about if there had been enough public outreach regarding cottage housing concept and regulating of roosters. Representatives from the AHT and Board of Health will attend the October 17 warrant hearing regarding sale of Town land off of Central Avenue for affordable housing. It was noted that Architect Jeff Allsopp is requesting a warrant article placeholder regarding easement for underground utilities to his new structure next to Town Hall.

Hubbard moved to close the fall Town Meeting warrant. Wilson seconded the motion. VOTE: Unanimous.

- Essex Street path discussion and consideration of possible warrant article – Cammett Engineering project overview

Dennis Cammett described proposed plan for two miles of four feet wide bituminous material to construct a sidewalk along Essex Street. Discussion addressed having a grass safety strip and ADA compliance. The project is estimated to cost \$800,000 and

could take two years to construct. The most needed segments of the sidewalk for safety purposes are considered in and around GCTS and curves at Essex town line. Also mentioned was whether GCTS would have to build a stone wall nearby the proposed sidewalk, and that a stone dust walkway was not considered a good alternative for children's safety and required maintenance. Other possible issues are who would be responsible for maintaining grass strip and clearing snow for year round use.

- Review communications and logistics for national election to be held at Recreation Center

Town Clerk Andrea Carlson explained how a flyer will be sent to all households with details about national election being held at the Recreation Center gymnasium. Information will be posted on the Town's website. Signage will be used at Bay Road, Linden and Union Streets and at Winthrop School. There will be a police detail out front of the Rec. Center building and at the intersection of Linden and Union Streets. Overflow parking will occur at Pingree Park (where poll workers will park), and lighting will be provided. The HW Library will be closed on Election Day which will free up parking spaces. Also, early voting opportunity will be offered at Town Hall from October 24 until November 4. Food will be brought into the gym for the poll workers.

- Key terms for HWRSD agreement re-negotiations

Discussion addressed how a renegotiation of HWRSD agreement should include legal changes such as Town manager form of government in Hamilton, capital forecast for Winthrop and Cutler Schools, three year spending forecast, spending allocation between the two towns, increasing number of years from three in rolling average, and that there should be at least half if not two thirds (based on 70% of funding from Hamilton) of HW School Committee representatives from Hamilton.

Also mentioned was the need for credible representation in collective bargaining with the schools (FinCom Chair David Wanger negotiated contracts for decades as a labor attorney). In addition, if after looking at number of households and student enrollment the cost shift goes to Hamilton, discussion should occur with Wenham about joining ECO or considering a joint fire department.

New Business

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

Topics for future meetings: small trash bag fee, warrant articles, overview of proposed AHT report at fall Town Meeting, Essex Street path, Town Hall renovation, post-election review, update on Bridge Street culvert, update on potential use of excess funds, FY'16 audit, budget versus actuals, four year forecast, Finance Director and DPW Director recruitment, and water bills adjustment.

Maddern entertained a motion to adjourn at 9:27 p.m. Hubbard so moved. Wilson seconded the motion. VOTE: Unanimous.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST: _____


Clerk