

**Town of Hamilton
Community Preservation Committee
September 22, 2016 Minutes**

Attendees

The meeting was held at Hamilton Town Hall with the following Committee members in attendance: Chair Tom Catalano, Vice Chair Jay Butler, Shawn Farrell, Robert Preston, Peter Britton, Mimi Fanning. Community Projects Coordinator Dorr Fox and Patrick Reffett also present. Tom Catalano called the meeting to order at 7:30 p.m.

Acceptance of minutes from August 11, 2016

Robert Preston moved to accept the minutes of August 11, 2016. Shawn Farrell seconded the motion. VOTE: Unanimous.

Committee Member reports

Catalano thanked Farrell for his work on the Town wide and CPC surveys. Farrell reported on BOS activity and noted that November election will be held in the gym at the Recreation Center/HW Library. Trash collection of solid waste is now weekly through use of black barrel, and blue bag fee has been raised. The landfill capping is nearly complete and two bids are in for solar array at the site. A host community agreement is being drafted and first use could be with Habitat for Humanity.

Mimi Fanning provided a Hamilton Housing Authority update where the organization is working on a five-year plan/wish list (i.e., pillars are rotting at Lamson Hall, cupola needs attention, and parking lot needs reconfiguration).

Peter Britton described how the Affordable Housing Trust is evaluating a handful of sites for affordable housing and next step will be to submit discussion information to other Town boards.

Catalano reported on Historic District Commission public hearing on the Certificate of Appropriateness for 588 Bay Road to be held on October 6 for modifications to structure. Also Architect Brian Stein will discuss proposed changes to property at corner of Bay Road and Aquilla Farm Road to demolish barn and rebuild it as a residential structure.

Discussion of Community Preservation funding applications

- Buker School playground

Discussion continued with representative for Buker Elementary School and its Friends organization about proposal for updating Buker School playground. The Committee expressed interest in seeing financial support from HWRSD, and Wenham CPA which could be investigated by the applicant and suggested the application could be brought back for spring Town Meeting vote. The applicant withdrew the funding application for fall Town Meeting to continue due diligence.

- Patton Park Horseshoe Courts

Discussion continued with Horseshoe club member Paul Black about \$60 annual user fee and that the club has four Hamilton members relative to the club's CPA application. The Committee suggested the club provide a more comprehensive application and resubmit it with an outline of proposed costs to improve horseshoe club site, and revisit why the Recreation Board does not support the sport.

- Patton Homestead

Director of Planning and Inspections Patrick Reffett spoke to application for proposed roof replacement to older portion of Patton Homestead as well as a dormer and some exterior doors and need for ADA accessibility at the facility. The Committee was uncertain about a funding request for \$81,000 when disposition of the building is unknown, public input is needed on what residents want to see done with the property based on responses to Town wide survey, and some residents want the Town to sell the property.

Britton moved to reduce the funding request to \$45,000 to fund the roof and dormer repairs. Preston seconded the motion. VOTE: 5-1 with Butler opposed.

- Town Hall

Reffett presented information on request for \$430,000 for spatial analysis and development of construction documents associated in part with the historic preservation of Town Hall. There is a larger renovation project and potential addition being considered that would be paid for through general obligation bond to reformat space, have better meeting space, make the basement fully useable, update utilities, and add elevators for ADA accessibility to the second floor.

There was discussion about how this entire project could be broken down into smaller parts. It was noted that there is interest in a review of work product by the public as well as Town staff.

Britton moved that the application for historic preservation including the analysis and evaluation of existing conditions at Hamilton Town Hall be amended from the \$430,000 ask to a sum not to exceed \$250,000 with a completion date of the analysis no later than June 30, 2019. Farrell seconded the motion. VOTE: Unanimous.

Review of results from CPC survey and CPC portion of Town survey

The Committee discussed how residents like open space, recreation, and historic resources. Although there was some resistance to affordable housing. There was support for the high school turf field and some for increase in CPA surcharge. A short presentation will be given at fall Town Meeting on CPC projects especially to publicize Committee actions and completed

projects as well as effort behind moving to Town Meeting vote an increase in surcharge. Also suggested was if a card describing the CPA exemption could be included in upcoming tax bills.

Future Plans for surcharge increase proposal

The Committee identified that it is difficult to collect signatures during the summer so moving the effort forward to fall Town Meeting is unlikely. Fewer signatures are needed for a Town Meeting warrant article versus an election ballot question. Signatures could be collected for spring Town Meeting.

Review of Revised Operating Procedures

The Committee provided comments. Preston moved to adopt the operating procedures as amended. Butler seconded the motion. VOTE: Unanimous.

Adjournment

Farrell moved to adjourn at 9:51 p.m. Butler seconded the motion. VOTE: Unanimous.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST: _____
Thomas Catalano Chairman