

**Town of Hamilton  
Community Preservation Committee  
August 13, 2009 Minutes**

**Attendees**

The meeting was held in the Memorial Room of Town Hall with the following Committee members in attendance: Dave Carey, Chris Davis, Jay Butler, Peter Britton, and Leigh Keyser. Christine Berry as CPC Coordinator was also present. With a quorum present the meeting was opened at 7:40pm.

**Acceptance of minutes from July 9<sup>th</sup> CPC meeting**

The minutes from the July 9<sup>th</sup> CPC meeting were accepted.

**Review and Recommendations of STM CPA Applications**

Thirteen applications were submitted for CPA funding for STM. The Committee decided to review all the applications and make recommendations following that review.

Siding/Repair and Replacement of Garage Doors at Cemetery Building

Joe Shea, Cemetery Foreman, and John Tomasz, Director of Public Works were present to discuss this CPA proposal. Joe submitted two applications, one for \$4,500 to vinyl side the cemetery building, repair/replace existing trim with metal, installation of a leveling course, and repair of small section of sill. A second application was for \$3,000 to replace garage doors on cemetery building. The cemetery building is used to store equipment. The structure is good, but the siding and door is deteriorating. The CPC suggested that some material other than vinyl siding be used. Dave Carey left a message with Tom Catalano to find out what type of siding would be most appropriate in this historic cemetery. All agreed that \$13,000 should provide enough funding to cover the cost of a more appropriate type of siding.

Weaver Pond Nuisance Vegetation Control

Jim Hankin, Coordinator for the Conservation Commission and Mike DeRosa were present to discuss this proposal. This application requests \$9,400 for the use and operation of a Hydro-Rake to remove plants with large/well-defined root systems at Weaver Pond. This proposal is expected to provide a longer-term solution, lasting approximately 7-8 years, to the nuisance vegetation at Weaver Pond. Control of nuisance vegetation at Weaver Pond has been an ongoing concern for DPW, especially park staff, the Recreation Department, and the Conservation Commission for a number of years. The pond has been overrun with invasive species threatening the pond's capacity to remain a viable open water body. CPA funding was provided in the amount of \$2,500 to cover the costs of herbicides at the pond, and to date, that has been successful in eliminating the plants, but it is not a long-term solution. This next phase would provide a longer-term solution to the problem. The biomass removed from the pond would be composted. There are many documented success stories with this approach. It would be helpful if Jim and Mike could find some before and after photos at other locations to share. The work would occur no later than the end of May so as not to interfere with the recreation programs. Christine will let Melissa know that this proposal is pending.

### Town Hall Proposals

There were several CPA proposals submitted for work at Town Hall. They are as follows:

Replace Windows at Town Hall	Renovate Town Hall Main Hallway
Replace Front Steps at Town Hall	Renovate Town Hall Bathrooms
Paint Town Hall	Space Plan for Town Hall
ADA Elevator Study at Town Hall	Environmental Assessment of Town Hall

\$99,850 was requested to replace 45 windows at Town Hall. The energy savings would be low if the windows were replaced. They are in good condition.

\$28,000 was requested for the demolition of the existing concrete steps and replacing them with granite. The existing concrete steps are in serious disrepair and pose a hazard, particularly in the winter months. There would be strong community support for this project as well as support within Town Hall.

\$33,000 was requested to paint Town Hall. Town Hall has not been painted in 15 years and is in need a new coat of paint. The project cost would include all preparation, repair, and painting costs, including all materials.

\$24,000 was requested to fund an ADA elevator study for Town Hall. This project would provide funding to allow a consultant to determine the feasibility and cost to install an ADA elevator evaluating both exterior and interior options.

\$29,150 was requested to fund the renovation of the main hallway at Town Hall. It would include renovations of the entranceway into Town Hall with new lighting fixtures along with new wall paneling, floor and painting.

\$16,500 was requested to fund the demolition and renovation of each bathroom in Town Hall. It was discussed that the project should be held until a space needs study is completed.

\$10,000 was requested for a space plan at Town Hall. The project includes a space needs study and analysis to determine the most efficient method to utilize the space in Town Hall.

\$5,000 was requested for an Environmental Assessment of Town Hall. The proposal includes an investigation, assessment and recommendations to address concern about mold at Town Hall.

### Renovate Patton Park Bathrooms

This proposal requests \$6,000 for the renovation of the bathrooms at Patton Park. This project does not qualify for CPA funds.

### Replace Historic District Signs

This proposal request \$1,000 for larger, more distinctive signs delineating Hamilton's Historic District. The existing signs are old and are in some state of disrepair. The Hamilton Historical Society supports this project.

### Old Library Boiler

The old library is in need of a new boiler. The CPC felt this project should wait until an outcome of the building is decided.

After reviewing all the applications, the CPC voted to recommend the following projects to STM in October:

- \$13,000 for the renovations to Cemetery Building in historic Town Cemetery
- \$33,000 to paint historic Town Hall
- \$38,000 for studies at historic Town Hall including ADA elevator study, an investigation, assessment and recommendations to address the potential mold problems at Town Hall, and a space needs study and analysis.
- \$1,000 to replace the Historic District Signs
- \$28,000 to replace the steps at historic Town Hall
- \$9,400 for the Weaver Pond Nuisance Vegetation Control at Patton Park

All recommended projects will use FY10 Community Fund revenues except for the replacement of Town Hall steps which will use \$28,000 of Historic Preservation reserves funding.

### **Woodbury Street Path Update**

John Tomasz provided an update on the Woodbury Street Path project. He has had to go through three rounds of bidding to complete some of the path work. Once John is able to secure a good bid, he hopes the work will be completed this fall.

### **Hatfield Road Perc Test Update – Request of CPA Admin Funds for Survey**

Christine started working to coordinate the perc test for the town-owned property on Hatfield Road. After she viewed the property and spoke with Larry Graham, who will be doing the perc test, it was recommended that the Town complete a survey of the town-owned property prior to beginning the perc test. There are no obvious boundary markers on the subject property. Peter Kane has offered to do the survey for \$800 which is significantly cheaper than what Peter usually charges for similar work. The results of the perc test will help guide the Town's decision-making process about the future of this lot, which could possibly be used for affordable housing. The CPC approved the use of \$800.00 out of CPA administrative funds to pay for this work.