

HAMILTON BOARD OF SELECTMEN

MINUTES OF MEETING

June 5, 2017

Members Present: Shawn Farrell, Jeff Hubbard, Scott Maddern, and Bill Wilson (Chairman).
Town Manager: Russ Stevens (Acting Town Manager)

This meeting was called to order at 7:04 pm.

Announcements

Bill Wilson described the current Board openings: Planning Board two Associate Members, one Community Preservation Committee (CPC). One MBTA representative position.

Public Comment

Selectmen/Town Manager's Report

Shawn Farrell described the Conservation Commission meeting of May 24, 2017. The Commission not only discussed the tree cutting at Sagamore Hill but also reappointed Rosemary Kennedy and appointed Marcia Dolce to the Open Space Committee. The Community Preservation Committee discussed previous and future grants. The property tax abatement application would be inserted into the upcoming tax bill. There was a vacancy on the Board. The Planning Board met on May 16, 2017 to discuss the Willow Street Overlay District and Estate Overlay District. Cottage Housing discussion would continue once Rob Brennan was available. Five applicants had applied for the associate members. Rain Barrel pick up was approaching.

Scott Maddern said he met with Patrick Reffett and Gordon Conwell neighbors. Mr. Maddern also spoke with Tim Olson, Brad Hill, and Michael Lombardo to talk about Chebacco Road including water needs and tying into Manchester. Estimates were \$1.5M to pave and move the road and \$1.5M to tie into Manchester water. Mr. Maddern said he was pushing for a Town Meeting decision. Mr. Maddern described the ribbon cutting ceremony for the new pool and noted that the park program was almost fully subscribed as the pool was an anchor for the program. Mr. Maddern recalled that he had attended the candle light services for high school graduation.

Bill Wilson recalled his experiences from the Memorial Day ceremonies when the whole town came together. Mr. Wilson discussed the pool opening and noted the official opening would be on June 10, 2017. Mr. Wilson said the school met on May 16, 2017 and talked about the Winthrop School sprinkler system. The Affordable Housing Trust appointments were considered as was the \$6.1M project with 21 bedroom senior housing units. The proposal included a purchase price of 600,000 and a \$300,000 contribution from the Affordable Housing Trust. One condition included a second site, with 12 family units elsewhere. Mr. Wilson hoped

Harborlight would unhinge the two projects and return with sketches that mixed family and seniors for the smart growth location site at Willows St. The Affordable Housing Trust would review the template for housing sites and PEL requirements. The Affordable Housing Trust would reinvestigate Town owned properties. The Selectmen were not prepared to recommend any of the three properties in the bucket and asked Harborlight to take the path with fewer units. Harborlight had the option to file a PEL on its own.

Russ Stevens discussed ambulance service, Code Red, and the Town Hall Committee. The Public Health Nurse wanted to add four more hours a week to her schedule to interact with new moms. Grants for the landfill solar projects and Chebacco Road improvements were discussed. The Patton Homestead Committee met with working groups and struggled with the staff taking responsibility and accounting. Michael Lombardo reportedly requested the Patton Committee to oversee the RFQ. The non profit would be kept until a separate committee or the Town would continue the work for the non profit. An employee would report to Patrick Reffett. The last RFP went out without the non-profit's input.

Chief Stevens discussed the marijuana moratorium. Personnel policies were discussed in draft form. The cell tower behind Town Hall would feature a balloon test.

Consent Agenda

Approve May 15, 2017 minutes.

Ratification of the AFSCME DPW contract.

Ratification of the AFSCME Police and Fire Signal Operators (Dispatch) contract.

One day liquor license requested by the Community House for a wedding reception at 284 Bay Road on June 18, 2017 from 3:00 pm. – 6:00 pm.

One day liquor license requested by the Community House for a retirement party at 284 Bay Road on June 21, 2017 from 3:00 pm. – 6:00 pm.

One day liquor license requested by Gourmet Delights Catering for an end of the year dinner at 537 Highland St. on June 21, 2017 from 6:00 pm – 9:00 pm.

One day liquor license requested by the Community House for a play and auction at 284 Bay Road on June 24, 2017 from 4:00 pm. – 6:00 pm.

One day liquor license requested by the Green Meadow Farm for a farm to table dinner at 656 Asbury Street on June 24, 2017 from 5:00pm – 9:00 pm.

The Community House requested to put up a banner for the Patton Park Summer Concert Series at the COA starting on Monday June 12 until Sunday, August 6, 2017.

Motion made by Scott Maddern to approve the Consent Agenda.

Seconded by Jeff Hubbard.

Bill Wilson wanted the minutes to be changed to reflect that Shawn Farrell reviewed the announcements rather than Bill Wilson, who was absent from the meeting.

Vote: Unanimous to approve, excepting the minutes.

Public Hearing – Crosby’s Marketplace. Request to add new stockholders, new directors, issuance of stock and change in beneficial interest.

Bill Wilson opened the public hearing for Crosby’s Market Place, which related to the issuance in stock and beneficial interests. Jim Crosby and Pat Crosby presented information regarding the non-voting stock, which was conveyed to his deceased son’s wife and children. There was a change of officers, directors, and stocks, but no change to the physical aspect of the store.

Motion made by Bill Wilson to close the public hearing.

Seconded by Jeff Hubbard.

Vote: Unanimous to close the hearing.

Motion made by Scott Maddern to approve the changes as presented.

Seconded by Jeff Hubbard.

Vote: Unanimous to approve.

Agenda

Memorial Day Parade and Events.

Greg McKenna was present to review the Memorial Day parade. There was a rededication of the Veteran’s Memorial Pool and geraniums were planted by an unknown person. In the future, Mr. McKenna wanted to film the services for veterans who were unable to attend.

Bill Wilson would follow up on flag poles. Greg McKenna noted that flags needed to be replaced every two years. Fourteen cemetery plots had been donated for veterans who had passed away and discussion ensued regarding Town processes of maintaining the lots for veterans.

Joint Meeting between the Hamilton Wenham Regional School Committee, Wenham Board of Selectmen, and Hamilton Board of Selectmen.

Bill Wilson noted there was a Joint Meeting on May 11, 2017 with the School Committee and the Wenham Board of Selectmen. There would be a review of the apportionment subcommittee. There were nine components to the charged scope of work. The scope of work was outlined and would be sent to the School Committee and Wenham. The nine components included a new demographic/enrollment study, impacts to the towns, regional districts comparatives, the impact of tax free properties, long term requirement of one or two elementary schools, alternative methods of apportionment, School Committee representation, updates to By-laws or structural changes, and minor inconsistencies that had been added.

Scott Maddern empowered Bill Wilson to continue discussions between the three Boards, to which Shawn Farrell agreed. Mr. Wilson said there was a general consensus regarding the scope of work and that he would return the Committee with recommendations. There would be a study of future enrollment and demographics. There was a 15% decline in school enrollment with recent projections indicating another 15% decline. The original agreement was based on

enrollment, which might be flawed. Mr. Wilson agreed that the cost of a study was based on each town being responsible for the first thousand dollars with the balance being the responsibility in accordance with the apportionment. The FinCom could not sit on the committee but could be involved with advisory roles.

Scott Maddern made motion to allow the Chair to charge the group.

Shawn Farrell seconded.

Vote: Unanimous to approve.

Longmeadow Study Committee.

It was noted that it was a one time opportunity to utilize the citizen petition, which noted the need to study the land next to the high school. The Warrant Article was discussed and it was determined that the committee should be populated with a member of the Board of Selectmen from each Town, a Member of the Joint Recreation Committee, and a School Committee member. The Committee would have a maximum of eight members. If Town Meeting would consider eminent domain, a decision would be sought by February 1, 2018.

The Town Hall Building Committee.

The Committee was formed and had met twice and outlined a leadership group. Jeff Hubbard noted that the Committee had elected Mike Madden as Chair and Allison Jenkins as Secretary. Mr. Hubbard described the timeline. State law required an OPM be on site. The Committee would go to Town Meeting to ask for CPA funds to fund the OPM, who would take the project from the beginning until the end.

Bill Wilson noted the structural problems with the Town Hall building. The OPM would interview employees regarding future and present needs. Scott Maddern suggested that the OPM was required even though Town Meeting did not approve the study, but having the needs and oversight of what was required by the citizens. Mr. Maddern described having a structure of key needs, which might be more important than the OPM. Jeff Hubbard responded that part of the charge was to cover the alternatives, which would be assessed and then reported to the Selectmen.

Bill Wilson suggested looking at other communities. A structural analysis would be something to understand early on. Jeff Hubbard added that a structural engineer would need to assess the existing conditions as well. Once the Committee had a plan, they could formulate an ask for money as a placeholder with CPA. While the FinCom had funds for unanticipated items, Scott Maddern added that it was not in the FY18 Budget.

Shawn Farrell was concerned about the workers and townspeople. Jeff Hubbard wanted to let the Committee know that the Board of Selectmen would be willing to tap into funding. Tim Olson would price out costs. Scott Maddern referred to the capital improvement program, which would be a springboard to funding.

Affordable Housing Trust.

The Affordable Housing Trust would appoint one of the two candidates as the new member. While Bill Messier was a Patton Drive resident, which made him an abutter to any COA proposals, he would recuse himself if the COA was up for discussion. Jack Lawrence, a former Selectmen and FinCom member, was another candidate. While Jeff Hubbard was hesitant that Mr. Messier would be an abutter, Scott Maddern responded that everyone knew the rules of disclosing themselves as abutters. Mr. Maddern noted that Mr. Lawrence was incorrect regarding assumptions of Asbury Grove. Jeff Hubbard nominated Jack Lawrence. Mr. Maddern recommended Mr. Messier. Shawn Farrell said he was leaning towards Mr. Messier as he was a new set of eyes. Bill Wilson supported Mr. Messier.

Motion to support Bill Messier to fill the vacant slot made by Scott Maddern.

Shawn Farrell seconded.

Vote: Majority 3 – 1 with Jeff Hubbard abstaining.

Board Retreat.

The retreat would be an opportunity for the Board of Selectmen and the Town Manager to work as a social team, talking about goals and objectives and the goals of the Town. The Board would create a list of topics to cover. June 26, 2017 was the target evening for the open meeting. The FinCom would be involved with other meetings in the future. Bill Wilson wanted to lay out the calendar for the year, including quarterly meetings with the FinCom.

Board Liaison.

Bill Wilson wanted to balance the Selectmen's workload and spread the responsibility evenly between the Board members. Jeff Hubbard wanted to keep the position on the Affordable Housing Trust, COA, Board of Health, and Historic District Commission. Mr. Wilson would be the liaison to the Longmeadow Committee as an extension of his previous work on the School Committee. Allison Jenkins would be the liaison for the Planning Board. Scott Maddern would be the Apportionment Committee (Hamilton and Wenham Board of Selectmen with the School Committee) liaison. Bill Lannon would be the liaison for the North Shore Technical School. Michael Lombardo would be the MBTA representative. Gretel Clark would be the liaison for airport issues.

Motion to adopt the liaison roles made by Jeff Hubbard.

Scott Maddern seconded.

Vote: Unanimous to approve.

New Business

Scott Maddern requested a discussion regarding the Patton Special Fund and the Patton proposal. Personnel policies, solar project, water and grandfathered rights, water treatment, and water

