

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

July 19, 2017

Members Present: Bill Gisness, Tom Goodwin, Anthony Nickas, and President, Brian Stein

Coordinator: Dorr Fox

This meeting was called to order by Brian Stein at 7:30 am with a quorum established.

**Minutes**

Brian Stein made motion to approve the minutes of June 15, 2017 (joint with AHT) and June 21, 2017.

Tom Goodwin seconded.

Vote: Unanimous in favor.

**56/63 Willow St**

Brian Stein said he spoke with Russ Tanzer, Affordable Housing Trust Chairman (AHT). Mr. Tanzer reportedly was reluctant to pursue the proposal as he wanted to allow the Longmeadow Study Committee time to study the land for fields. The Affordable Housing Trust would look at other sites as well, according to Dorr Fox.

Brain Stein described the last proposal by Harborlight to include 20 senior units at Willow St. and 40 family units at Longmeadow for a total of 60 units with a \$600,000 contribution from the Town. Mr. Stein believed the Board thought it was a good solution with smaller developments in various parts of town. The creation of 60 units would give the Town safe harbor for three or four years, while Harborlight would still control the back parcel at Longmeadow for two to three years. The Selectmen would discuss the proposal after the Affordable Housing Trust met.

Bill Gisness and Brian Stein agreed that keeping the proposal moving forward was one thing the Hamilton Development Corporation (HDC) wanted to do. Dorr Fox noted that the AHT was not in favor of the seven unit alternative or 14 unit alternative as it created too little housing for the amount of money contributed. Anthony Nickas said the HDC needed to look at Plan B. Mr. Stein added that the Public Safety Building and the Senior Center were not on the crossfire because the COA Director and seniors were protective of what they had. Traffic was an issue and the intersection was difficult for the Public Safety Building site.

Rosemary Kennedy responded to the idea that having too many seniors close together was a negative concept by stating there were 70 already constructed bedrooms within a quarter of a mile of the proposal. Brian Stein responded that it would be the closeness to the Senior Center that was being considered. Dorr Fox said the property would be on the list for discussion the following Tuesday.

Soil testing had been completed but an engineered plan had never been approved for the Willow St. site. Harborlight would be responsible for site work and all drainage needed to be accommodated on site, according to Brian Stein. Elaine Whipple noted the new bakery and its water issues. Rosemary Kennedy noted the flooding at Patton Park. Mr. Stein referred to the fact that the Miles River was so high and that the drain, once cleared, was unable to have water flow out. Ms. Kennedy said the parking lot was meant to drain into the playground and wanted the Corporation to be aware of impacts from development. Mr. Stein said the site took water from Willow St., Railroad Ave., and Linden St. and the engineering company was a reputable firm.

A joint application to the State for Willow St. and Longmeadow Way would have them linked, according to Brian Stein. It was assumed that the Longmeadow project would be appealed. Harborlight would have proposed seven or 14 units without Longmeadow. Dorr Fox said Harborlight could give the HDC the funds for Willow St. no matter what happened with Longmeadow Way. Mr. Stein said Harborlight wouldn't build without Longmeadow Way. The AHT would need to provide the \$600,000 for the projects. In a 40B scenario, Harborlight could put residential units on the first floor of Willow St., lowering the height of the building.

The high school had brought forth a Site Plan Review for reconstructing the track, baseball field, and football field as a turf field. They would like the approval and then would develop funding. Brian Stein wondered how it would affect the Longmeadow Study.

Elaine Whipple said Willow St. was becoming 1A with traffic and adding 20 more cars would increase it. Ms. Whipple wanted the green space at Willow St. to remain. Brian Stein said the Harborlight proposal would have a green space that was usable while the existing green space was private property.

If the project were not appealed, pre-application would be due in December. Harborlight would be rejected the first year and approved the second. It would be two and one-half years before construction and if appealed there would be a two to three year delay.

### **New/Old Business.**

Salem Five had not been contacted regarding reducing the payment to interest only. The five year note would be due in two years. The bank should be approached to update them and asked if the loan could be interest only. Bill Gisness wondered if the Town would buy the land at Willow St. and build a park.

Discussion ensued regarding the fields at Longmeadow Way and a potential Plan B at Willow St. Massachusetts Stormwater Handbook indicated a 50' setback between drainage and septic, which might have been a deterrent for Norblom. Members of the Corporation discussed the potential of hiring consultants to develop the property at Willow St.

### **Year to Date Budget report through June 30, 2017**

Anthony Nickas presented the final draft budget and reported the projection through June 30, 2017. Mr. Nickas thought it would be \$25,000 high as there were savings in the previous year's budget. Considering the reduction in audit costs and debt service, the budget should break even after the \$10,000 contribution.

Bill Gisness made motion to approve the budget.

Tom Goodwin seconded.

Vote: Unanimous to approve.

Brian Stein made motion to adjourn.

Seconded by Bill Gisness.

Vote Unanimous to adjourn at 8:35 am.

Prepared by:

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Marcie Ricker

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Attest

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Date