

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

July 5, 2017

Members Present: Bill Gisness, Tom Goodwin, Rick Mitchell, and President, Brian Stein

Coordinator: Dorr Fox

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

Warrant

Tom Goodwin made motion to approve Warrant 18-01 for \$5,651.22 for real estate taxes, Harborlight, and mortgage.

Seconded by Bill Gisness.

Vote: Unanimous to approve.

Minutes

Brian Stein made motion to approve the minutes of June 7, 2017 as amended.

Seconded by Rick Mitchell.

Vote: Unanimous to approve.

56/63 Willow St.

A letter from Andrew DeFranza to the HDC and Selectmen was received. The letter discussed an option of Willow St. and Longmeadow Way. The proposal was similar to what Harborlight proposed previously with 20 senior units at Willow St., removing the commercial piece and filing as a 40B with two stories. A Zoning change may also be proposed to accomplish the commercial removal. The other piece discussed in the letter was to create family housing at the Farnham property on Longmeadow Way in conjunction with the Town purchasing the Miller parcels for school use or other Town needs. Brian Stein thought it was the best option for the Town with 60 units and a \$600,000 donation from the Affordable Housing Trust.

Bill Gisness asked if units had to be restricted to one bedroom, to which Andrew DeFranza said it was based on septic capacity on the site. After further investigation of the septic capacity, it could be changed in the future. Mr. Gisness asked Mr. DeFranza to consider two bedrooms for a live in assistant to the elderly resident. Mr. DeFranza suggested having one health aide for several residents in a separate unit. Mr. DeFranza said creating two bedrooms would affect the septic as well as the mass of the building. Most neighbors wanted to see the retail out of the proposal to keep traffic and the building height down.

Brian Stein said he would rather not push for the Zoning change. Rick Mitchell thought it would not be a problem. Andrew DeFranza thought a 40B would be more practical but was okay with all alternatives. Mr. Stein cautioned doing it for this parcel and that the original change was to encourage retail and not just have a residential use alone. The sale would not be conditioned on

the 40B approval. A 40B would be controlled by a purchase through a bridge loan. An appeal potential would prohibit work for two to three years, but the HDC would be clear of the potential problems. Bill Gisness asked if Harborlight would consider managing the front building along with the housing site out back. Rental income from 63 Willow be used to could take care of improvements to the property.

Reaction from the Affordable Housing Trust (AHT) or Board of Selectmen would be a discussion at their following meetings. A benefit was to provide fields for school use with a study committee looking at the potential. After two years, if the school or town did not use the fields, Harborlight could potentially do more units out back on the Miller property.

Brian Stein said the school had applied to the Planning Board for Site Plan Review to reconstruct their existing fields with artificial turf. Mr. Stein did not think there would be another turf field proposal for the property. The value of the back two parcels was a little under \$3M, according to Andrew DeFranza. Rick Mitchell said the Town would be unlikely to spend \$3M for the school fields so it will either be relinquished by Mr. DeFranza or he would come back for an additional 60 units on that site. Mr. Stein said if the 60 units happened, there would be several years of safe harbor from the State. Mr. Mitchell added that they might be opening a door to a much larger project. Mr. Stein responded that the caveat would be that if it were appealed, Harborlight had control for two years, but someone else could come in and do another 40B at another site.

Brian Stein said the cost per unit was low so it was a win. The extension to award the RFP was until the end of October. Rick Mitchell discussed Option B for a private sector development, including approaching the bank for a partnership, Nordblom, or creating a syndicate for the property to take on themselves.

Andrew DeFranza was asked about a timeframe or deadline and responded that by the end of July, the AHT and Selectmen would have discussed and made a decision. Brian Stein and Bill Gisness were planning on contacting Nordblom about what the obstacles were and if the group could make it work by hiring a for profit group to assist them. Bill Gisness wanted to ask David Traggoth why he didn't respond to the RFP.

Flowerpots

Dorr Fox had spoken with Nunans to discuss moving the hanging pots but Nunan's said trucks would hit them if they were on the street side and the pots would be hidden if they were hanging over the sidewalks. Mr. Fox said most of the time, there were two pots hanging, one over each side of the pole. The cost would be \$20 a pot to move them over the sidewalks. Mr. Fox thought having a double basket might be a better choice. Bill Gisness thought it looked great and phase II next summer could including having baskets on the other side of the pole to match the existing ones. Brian Stein said the only comment he had received was forwarded from Jeannie Whitman, (HW Garden Club) thanking the HDC for watering the boxes. Rick Mitchell thought the pots should be turned over the sidewalk. Bill Gisness thought the hangers needed to be longer.

59/63 Willow St.

The tenant at 63 Willow St. had a gallery opening Friday night with a huge turnout, according to Bill Gisness.

The washing machine at 59 Willow St. broke and a \$600 washing machine was installed by Harborlight.

Town Hall Cell Tower

Discussion ensued regarding the cell tower in the DPW yard of Town Hall. The cell tower was just outside the Historic District. The Town voted for the cell tower at a previous Town Meeting.

Brian Stein recalled that the MBTA was thinking of putting up 30' cell towers along every mile of their track.

Upcoming Agenda Topics..

The members said \$120,000 and the asset of 63 Willow St., appraised at \$175,000 to \$200,000, would be the balance after the sale. Discussions regarding how to spend the funding would be conducted in two meetings from the present meeting.

Reportedly, the Pallazola property on Willow St. went to land court. The owner was appealing the Zoning Board's enforcement of the Cease and Desist for the rooftop piece. The owner would be unable to obtain an Occupancy Permit while an enforcement order was in place. The judge recused himself as he had a conflict of interest. Another judge was being located. Brian Stein suggested dimming the lights at night, which were too bright.

Adjournment

Rick Mitchell made motion to adjourn.

Seconded by Tom Goodwin.

Vote Unanimous to adjourn at 8:25 am.

Prepared by:

Marcie Ricker

Attest

Date