

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

September 13, 2017

Members Present: Bill Gisness, Rick Mitchell, Anthony Nickas, and President, Brian Stein

Coordinator: Dorr Fox

Others Present: Russ Tanzer, Ann Gero, and Andrew DeFranza

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

**Warrant**

Bill Gisness made motion to approve Warrant HDC-1805 for a total of \$1,458.16. \$900 was for Nunans for flower pots and watering with Harborlight and Dorr Fox's time the remainder of the warrant.

Anthony Nickas seconded.

Vote: Unanimous in favor.

**Minutes**

Brian Stein made motion to approve the minutes of August 16, 2017 and August 30, 2017.

Anthony Nickas seconded.

Vote: Unanimous in favor.

**59/63 Willow St**

Rick Mitchell recalled that he and Brian Stein attended the School Committee meeting to discuss the various committees and Harborlight all circling around the Willow St. and Longmeadow project. Harborlight indicated that two pieces were needed to complete the project. The Town was waiting for the Longmeadow Study Committee to make a recommendation by the end of October. Two members of the School Committee were on the Longmeadow Committee but did not attend the first meeting. The School Committee indicated an interest and was willing to work with other various parties who had an interest in it. The School Committee mentioned fields at the Longmeadow site, but if the new turf fields were built, they didn't need more fields so the interest was for a long term building site. There was no plan for acquisition. If Harborlight were to drop their interest, the property would be available for another 40B developer. The School Committee was asked if they needed all three parcels.

Russ Tanzer, Affordable Housing Trust Chairman, (AHT) did not want to see linkage because it would be the death nail of the Willow Street project moving forward. The AHT would finalize their decision on funding for the parcels. Brian Stein said the only way the proposal would work for Harborlight would be to link the properties. Andrew DeFranza mentioned that the project would also work with increased AHT funding, such as \$600,000 for seven to 15 units alone or \$600,000 for 60 units if the projects were linked.

It was assumed that the Longmeadow project would be appealed but it would be worth it for the 60 units, according to Andrew DeFranza. The project at Willow St. would be delayed in the event of an appeal for the Longmeadow site. Russ Tanzer referred to the \$300,000 spent for the two affordable units on Asbury St. Mr. Tanzer thought the \$300,000 for a smaller development at Willow St. would be a better value than Asbury St. Members discussed the potential of having 40 units built on the front piece with the school having access to the back two pieces. If no commitment was made by October, that potential would be lost. If appealed, the back parcels would be in play for other developers. Brian Stein suggested Andrew DeFranza work with abutters to have them not appeal, which would be rewarded with a 70% local preference.

Brian Stein wanted to have committees take a stand on the proposal. Rick Mitchell wanted a yes or no response from the Town. Russ Tanzer said there was land at the Patton Homestead and the AHT would be reaching out to Mrs. Patton to determine if she would approve. There was nothing in the gift agreement that restricted affordable housing. Town Counsel had looked at it but had not yet responded. Rick Mitchell said it would be problem as the Patton Committee was developing a plan for the use of the property. Mr. Mitchell added that the proposed 60 units would buy four years of safe harbor. Mr. Stein suggested spending the four years of safe harbor to study other properties.

Andrew DeFranza said everyone assumed the project would be constructed on the four or five acres out front, but it did not matter to Harborlight where the development took place. There were cross easement for the rear two parcels but Mr. DeFranza would defer to the school's use and was not partial as to where the project would be. Harborlight would retain site control for two years if they had approval for the front and would maintain control for several years. The number of units could go up or down a little. For every unit added, Harborlight would pay an additional \$25,000 in acquisition fees and for every unit reduced, they would deduct \$25,000 in acquisition costs. Town Meeting had moved to November 4, 2017 so the date had been extended.

Longmeadow Way was owned by Mr. Miller from front to back and if the front parcel was developed, Harborlight would pay for the improvements and pay for the access. The AHT did not need to go to Town Meeting to fund the project. The Board of Selectmen would need to approve the gift. Ann Gero said Willow St was the lesser of evils to get 20 units with local preference if the whole project was not appealed. Ms. Gero did not think the neighborhood was up in arms, but wanted a smaller, quieter development and thought the proposal was reasonable. Ms. Gero thought 40 units at Longmeadow was also reasonable.

Russ Tanzer said the collective opinion, which was voted upon was not to link Willow St. to any other site because there were positive responses from the downtown neighborhood. Other locations in town that had been considered, did not have positive responses and if they were linked, it would be the downfall. Brian Stein said the HDC wanted the parcels linked because

that would benefit the town the most. Harborlight was the lone bidder on the RFP and the HDC would get their money if the projects were linked or not. Russ Tanzer repeated that a stand alone project could be funded but linking the project to any other property would tie up the entire deal. Rick Mitchell wanted to negotiate with the Longmeadow neighbors to get them to not appeal. Andrew DeFranza said he knew Bill Shields would appeal no matter what was proposed, but felt he would win the appeal eventually.

Donna Brewer would answer the question if the Selectmen could approve the spending even if the AHT did not intend to fund the project. Andrew DeFranza suggested taking two separate votes of \$300,000 for each project and keep them independent.

**Response to RFP for 59 Willow St.**

**Alternates for use at 59/63 Willow St.**

Members agreed that the Corporation could build 20 to 25 units with commercial below. Rick Mitchell said if the proposal was rejected, the Corporation should develop the project privately and that the Corporation should not accept a smaller project. Dorr Fox said he did not recall that the AHT had voted for alternatives such as how much would be funded for various options. The Corporation agreed that it would be 20 units or nothing.

**Downtown Improvements.**

Brian Stein and Rick Mitchell had met with Tim Olson regarding downtown Christmas lights. Until Railroad Ave was redone in 2019, there was no electrical access. Conduits could be installed when the road was reconstructed. Rick Mitchell presented a set of 200 lights for \$16, which would burn from two weeks to one month for six hours on and 18 hours off. Mr. Mitchell did not think it was worth it. Mr. Mitchell discussed the eight to ten trees in Patton Park and suggested using the \$22,000 to light them. Local banks would be asked to match the money. Mr. Olson reportedly said the Town did not have the man power to put together a spec for it, but asked to have the trees identified as well as the power source. Anthony Nickas asked if the money was to be spent in the downtown area and wondered if the money was given to the Town, how the people downtown might feel about the gift. Mr. Stein would investigate as it might be designated for uses downtown only. Dorr Fox recalled that fireworks for the 4<sup>th</sup> of July was not a use that would be applicable.

**New Old Business.**

Brian Stein made motion to adjourn.  
Seconded by Bill Gisness.  
Vote Unanimous to adjourn at 8:40 am.

Prepared by:

\_\_\_\_\_  
Marcie Ricker

\_\_\_\_\_  
Attest

\_\_\_\_\_  
Date