

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

November 8, 2017

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

Coordinator: Dorr Fox

Others Present:

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 HDC-1809 for a total of \$586.78 to include money for Harborlight, Dorr Fox's time, and the water bill.

Anthony Nickas seconded.

Vote: Unanimous in favor.

**Minutes**

Tom Goodwin made motion to approve the minutes of September 27, 2017.

Bill Gisness seconded.

Vote: Unanimous in favor.

**59/63 Willow St.**

A tree had fallen on the property, which would be removed by Dodge Tree. Harborlight had been contacted.

**Downtown Improvements**

Brian Stein noted that the wreath proposal had been received. One clarification on the flowers was that the flowers in the roadway boxes were only to be maintained by Nunans, according to Dorr Fox. The Hamilton Wenham Garden club would plant the boxes. The Corporation would vote on the clarification at the next meeting.

**Potential vote on Harborlight response to RFP for 59 Willow St.**

According to Brian Stein, the Selectmen did not vote on the proposal. Bill Wilson reportedly wanted the Longmeadow Study Committee to meet with the School Committee even though the School Committee had voted twice. The Selectmen discussed that the town had no potential use for the property. Russ Tanzer said Marc Johnson represented the Affordable Housing Trust (AHT) at the Selectmen's meeting during the three minute open discussion time and requested that the Selectmen needed to weigh in on the topic. Mr. Tanzer said it should be discussed at the next Selectmen's meeting. Mr. Tanzer recalled that Andrew DeFranza made it clear that he would not pursue an unfriendly 40B development in Hamilton, which was on the record. Mr. Tanzer also noted that Longmeadow abutters would litigate the proposal given the restrictions on

the property from future development, traffic issues, and other things. Mr. Stein responded that Harborlight needed to develop both Longmeadow and Willow St, but would weather an appeal at Longmeadow to develop both properties. According to Mr. Stein, Harborlight assumed an appeal at Longmeadow.

Russ Tanzer asked if the Corporation had a closing date with a signed P&S with Harborlight. Brian Stein responded that they did not. Harborlight wanted a go ahead from the Selectmen after the Longmeadow Study Committee was complete. Harborlight would take an option on it and hold it until June 2018. Russ Tanzer said in past meetings, Rick Mitchell had indicated the Corporation wanted to close the deal on the property by the end of the year. Mr. Stein said the Corporation had hoped to have all things finalized then agree to financial terms to hold the property until June 2018. There was no issue to the loan coming due.

Bill Gisness asked if the Town was not interested in the property, were they not interested in meeting their affordable housing requirements. Brian Stein said they had a partnership agreement with three developers and thought the Town was hoping those developers would develop the affordable housing. Mr. Stein said neither of the Towns of Hamilton or Wenham nor the Recreation Department had an interest. Mr. Stein said others were delaying their decisions.

Dorr Fox mentioned that Donna Brewer had completed the second half of the grant agreement between the AHT and Harborlight, which was sent out to the Corporation and would be sent out to the AHT. Brian Stein noted an issue with the deed, discussing the property as three separate parcels. The Mac Shoe building needed to be removed as Harborlight was not purchasing that parcel. In the end of the parcel three description, it referred to an old plan (1920's?) which was larger than the existing property and included the term: "except parcels conveyed" which was a key phrase that needed to be included.

Brian Stein recalled that when Harborlight had control of all three pieces, Kurt Miller's attorney had sent a letter indicating that if Harborlight did not purchase the Miller property along with the Farnham property, the Miller property would be developed by Mr. Miller as an unfriendly 140 unit 40B project. Russ Tanzer said that Kurt Miller claimed and Andrew DeFranza confirmed that a developer was waiting to do an unfriendly 40B. Brian Stein added that the project might only be 25% affordable as it would be a for-profit developer. Mr. Tanzer added that the Farnham parcel would likely be sold as Mr. Farnham was not in a financial position to develop the land.

Bill Gisness wondered what needed to be discussed to ensure everything was considered and documented correctly. The proposal had not been voted upon. It was determined that voting could occur with the condition that everything would fall into place afterward.

An abutter to Willow St said abutters were concerned with the Corporation voting on a design because the abutters preferred the two story 20 unit affordable senior project but did not want

Accord on the first floor as it would increase the height. The abutter asked if the Corporation would be voting on one specific project or Harborlight being the builder. The abutter said the residential abutters would not fight Harborlight on a two story building. Anthony Nickas added that pushing the building to three stories was a concern. Bill Gisness responded that it was the zoning use so not wanting three stories was going against allowable zoning. The grade would determine the first floor elevation with a potential 10' high elevation increase near Salem Five (eastern property line), according to Mr. Gisness.

Anthony Nickas listed the documentation from Harborlight to include the May 9, 2017 response, the June 30, 2017 letter to the Selectmen, AHT and HDC, and the August 4, 2017 letter clarifying issues. Bill Gisness suggested putting the information on the website. An e-mail, dated October 25, 2017 from Andrew DeFranza, which described the timeline and deposits was also received but would not be on the website as it had not been discussed to date.

Brian Stein wondered if the HDC would be able to construct something that would accommodate Accord on the adjacent property for storage. Mr. Stein suggested filing an Approval Not Required lot line change to increase the size of the lot. There might be a possibility to add a housing unit above or within the addition. The preferred plan would be to keep Willow St at two stories and Accord could stay with a proposed increased space. Bill Gisness said the intent was to have commercial space on the street rather than buried out back.

The AHT would meet on November 15, 2017 to decide whether or not to approve the draft grant. Bill Gisness suggested voting on Harborlight's proposal rather than specific two or three storied plans, which would be reviewed by the HDC and abutters. While the linkage to Longmeadow was in Harborlight's proposal, it was not in the Request for Proposal.

### **New Old Business.**

Bill Gisness wanted to discuss short and long term improvements for downtown. Dorr Fox had put various iterations of improvements on the website and the Corporation would formalize what would be the next accomplishments.

Brian Stein recalled that the Planning Board had discussed the Master Plan, which had not been touched in 14 to 15 years. The Plan should be reviewed every ten years. The Planning Board wanted to amend the plan and look at sections that had been accomplished. The Board would look at housing needs. Mr. Stein said Town Meeting had denied Cottage Housing. Peter Clark reportedly gave a description of his accountant who had to sell her house and move into the Maples as there were no other options. Mr. Stein wondered what housing types the town would need to accommodate downsizing seniors that could not afford a \$600,000 condo at Patton Ridge. Downtown improvements might fall into the Master Plan as well, according to Mr. Stein. While there had not been a lot of talk about downtown items, Bill Gisness suggested talking to Tim Olson to determine improvements that would coordinate with street improvements and water main work. Dorr Fox would invite Tim Olson to attend or Mr. Olson could send a list of

projects that were planned. Mr. Gisness said the landscaping, painting lines, and new sidewalks were all the responsibility of the Town, but wondered what the HDC could do to contribute to the improvements.

Tom Goodwin made motion to adjourn.

Seconded by Bill Gisness.

Vote Unanimous to adjourn at 8:10 am.

Prepared by:

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Marcie Ricker

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Attest

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Date