

## **Hamilton Affordable Housing Trust**

January 18, 2017 – 6 p.m.

Memorial Room, Hamilton Town Hall

HAHT Members Present: Chair Russ Tanzer, Bill Wilson, Marc Johnson, Michael Lombardo

HAHT Members Absent: William Massos

Town Staff Present: Dorr Fox, Hamilton Community Projects Coordinator

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At 6:05 p.m. Chairman Russ Tanzer opened the Hamilton Affordable Housing Trust (HAHT) meeting with a quorum present.

### MINUTES—DEC. 20, 2017

Michael Lombardo made a motion to approve the minutes of the last meeting. Bill Wilson seconded the motion. The Trust voted unanimously (4-0) to approve the minutes.

### REVIEW OF FIELDS NEXT TO THE HAMILTON-WENHAM LIBRARY FOR USE AS AFFORDABLE HOUSING, LOCATED AT LINDEN STREET NEAR UNION STREET

Mr. Tanzer reported Dorr Fox had reached out to Health Agent Leslie Whalen on the Town's Board of Health to inquire about the septic system at 14 Union Street (potential site for affordable housing) and whether it can support the construction of dwellings and associated septic systems there. Her answer was that the septic system that is there lacks enough left-over capacity for additional use. Her response read: "Given that the lot already has a septic system (for the Library), and the lot is located in the Zone II, the maximum allowable gallons per day (gpd) of wastewater within the Zone II is 440 gpd per 40,000 square-foot lot area, according to Title 5. The property has a lot size of 4.4 acres, therefore the maximum allowable wastewater flow is 2,108 gpd. (4.4 acres x 43,560 sf/acre = 191,664 sf x 440/40000 gpd/sf = 2,108 gpd.) Given the septic system is 1,905 gpd, and the maximum allowable is 2,108 gpd, there is a remainder of only 203 gpd of wastewater capacity on the lot, which is not sufficient for a dwelling. The minimum size septic system for a new dwelling is 330 gpd (for a 3-bedroom home)."

HAHT discussed potential solutions to the lack of capacity. David Thompson, 103 Essex Street, brought up the question of whether they might use an engineered system similar to what was used at Patton Ridge. While an on-site disposal system won't work, perhaps an on-site treatment system might work, so that the water on the property is treated, "clean" water instead of "wastewater." The Trust decided to send this question back to Ms. Whalen for further evaluation. While the same formula may apply regardless whether a Title V or

engineered system is used, it is worth finding out if using an engineered system changes the picture before eliminating the site from consideration. Also, Trust members doubted whether the Library and Recreation Center were using the full capacity of the existing septic system and wondered if perhaps some of that capacity could be applied over to housing. The Trust accepted Mr. Thompson's offer to discuss these and other related questions with Ms. Whalen and report back since he has a background in this type of work.

Jack Lawrence, 105 Rock Maple Ave., reported that he asked Fred Winthrop his feelings about whether or not the Winthrop family (who had donated the Library site to the Town) had a strong feeling one way or the other about changing the use from recreational (playing field) to housing. Mr. Lawrence said Mr. Winthrop would poll the family and get back to him.

#### REPORT ON THE CPC MEETING REGARDING THE HAHT GRANT APPLICATION

Mr. Tanzer attended the CPC meeting last Thursday and asked for \$100K on behalf of the Trust. He said the meeting went smoothly and he received CPC approval for the \$100K grant. If approved at April Town Meeting, the funds will be used for affordable housing efforts, as well as administrative costs (such as Mr. Fox's salary).

#### REVIEW OF HAHT FINANCIALS

Mr. Fox spoke with Finance Director Marissa Batista about HAHT finances. After paying the \$4,500 legal bill at its last meeting, the HAHT has only \$7K (aside from the \$600K committed to Willow Street and a yet-to-be-named project). About \$5K of the \$7K remainder is expected to go to administrative costs through July, so this leaves only about \$2K for obtaining advice from Legal Counsel Donna Brewer or other experts, and for writing up project agreements. Trust members discussed how they might secure funds they might need from now through July. Mr. Lombardo said there are some Town sources available for emergency needs they can explore.

Mr. Tanzer is preparing his statement for April Town Meeting and will be distributing it to the Trust members for their input.

#### DISCUSSION OF 10% DOWN FUNDING PROGRAM

William Massos, who is working on this project, was absent and the other Trust members did not have anything to report.

#### REVIEW AND APPROVAL OF INVOICE

Mr. Fox reminded the Trust about the \$184.50 invoice tabled at the last meeting for further investigation. The bill was reduced to \$20.50. It is for legal counsel regarding the Longmeadow site.

**Decision:**

Marc Johnson made a motion to approve the invoice for \$20.50. Mr. Wilson seconded the motion. The motion was unanimously (4-0) approved.

NEW OR OTHER BUSINESS

Hamilton Development Corporation and the Planning Board member Rick Mitchell asked if the Library site was mutually exclusive to approving the Longmeadow project. He was told by Mr. Wilson that one had nothing to do with the other; each project stands alone. He questioned this based on the history of a linkage discussion with Andrew DeFranza of Harborlight Community Partners. Mr. Lawrence brought up the issue of \$250K in restricted funds that can't be used on Longmeadow and whether that agreement would be violated if Harborlight linked the two projects to secure funding. The Trust was reluctant to discuss these matters as they were not on tonight's agenda.

The Trust looked at topics for next meeting's agenda:

- New 40R Regulations—a new State statute being promoted by the Metropolitan Area Planning Council (MAPC).
- Continuation of the Library Site Discussion.
- April Town Meeting Presentation.
- Discussion/Update with Mr. DeFranza about the second project's grant agreement.

Further Discussion:

Mr. DeFranza may wish to draft the second grant agreement and run it by Town Counsel, according to Mr. Fox, as Ms. Brewer isn't authorized at this point to draft it. They will invite Mr. DeFranza to the next meeting.

Mr. Wilson encouraged the other Trust members to reach out to School Committee members and administration for an update. He received a document he can share that said the Schools have started a one-year process to explore State funding from the Massachusetts School Building Authority (MSBA). If approved, they may move ahead with Longmeadow; if not approved, the process ends.

The Trust set the next meeting for Tuesday, Feb. 13, at 6 p.m. at Town Hall.

### ADJOURNMENT

Mr. Lombardo made a motion to adjourn the meeting at 7:02 p.m. Mr. Johnson seconded the motion. The Trust voted unanimously (4-0) to adjourn the meeting.