

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

February 14, 2018

Members Present: Bill Gisness, 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

Bill Gisness made motion to approve Warrant HDC-1815 in the amount of \$651.38 to include Dorr Fox's time, water bill and Harborlight bill

Rick Mitchell seconded.

Vote: Unanimous in favor.

59/63 Willow St. Update.

The Corporation had received a draft of the Longmeadow Study Committee findings and summary of School Committee discussions. Rick Mitchell gave an update of the last meeting. Bill Wilson had reportedly attempted to engage with the School Committee to obtain a definitive answer, but was unsuccessful. No detail was available from the School Committee regarding what they would do with the site. The School Committee had never given and did not intend to give the Committee a definitive answer so the Committee would write a final draft incorporating their lack of School Committee response.

Rick Mitchell said there was a disconnection between the School Committee and the Longmeadow Study Committee. Mr. Mitchell said the School Committee had no interest until Bill Shields strategically asked the two towns to look at the parcel. All town departments said no with the Schools saying maybe they did and maybe they didn't have an interest in the parcel. Mr. Mitchell said it was an honest answer as they had a \$9M turf field and \$800,000 capital improvement plan for a new sprinkler system. Mr. Mitchell said the School Committee was not in the real estate development business.

Brian Stein said the timeframe and process for a new school to even get started was a problem. Rick Mitchell said the process started consideration of school consolidation but Bill Wilson reportedly observed the Schools didn't need more land as the Town of Hamilton already donated 70 acres. The consolidation could be done at Cutler or Winthrop School. Mr. Mitchell speculated that they thought the Schools would say they didn't want it. Mr. Mitchell hoped that would clear the last hurdle for Harborlight.

Brian Stein said the proposal was now in front of the Affordable Housing Trust for a decision. Harborlight had voted to continue but wanted the AHT to vote. The topic was on the February 27th agenda. Dorr Fox said Harborlight was willing to go forward if the AHT gave them the

money upfront in the same way as the Willow St. project. Mr. Fox recalled that the AHT talked about agreeing based on Certificates of Occupancy. Mr. Fox suggested that if the money was given upfront for Willow St., Longmeadow could be drafted to fund with the Certificates of Occupancy. Mr. Fox hoped the AHT would change it and give the money at the beginning of the project. The AHT should vote to have staff put together an agreement for Longmeadow, according to Mr. Fox.

Donna Brewer put together the agreement for Willow St. and would move on to the next agreement. Harborlight had to come back and request an agreement. Rick Mitchell was disappointed as the AHT was supposed to be proactive but were waiting. Mr. Mitchell understood the AHT did not want to be the one holding the back for Longmeadow, politically. Bill Gisness recalled that the AHT had investigated other sites and considered Longmeadow to be a shared deal with downtown and out of downtown. Only 12 units could be constructed at the library, which was being pushed by a few residents.

Bill Gisness thanked Rick Mitchell for pushing the issue. Willow St. neighbors were being contacted to attend the AHT meeting.

Downtown Improvements

An email was distributed by National Grid regarding a schedule. Tim Olson had set up a meeting with consultants, Michael Lombardo, and Dorr Fox regarding the Complete Streets Projects. The consultants wanted to be hired, according to Mr. Fox. The Complete Streets Projects funded projects in a town after three steps. First a person would go to a class and the Board of Selectmen would vote that they wanted to proceed. Patrick Reffett had already attended the meeting. Stage 2 would be to have the Complete Street Project consultants put together a plan of priority projects. Once approved by the State, funding for a specific project would occur. Bay Road could not be funded as it was a State road. Railroad Ave., Willow St., and Asbury St. were eligible. Dorr Fox said he thought Michael Lombardo and Tim Olson were positive about the meeting. The Town would not pay the consultants because the State would pay \$50,000 to do the plan, which would cover the consultants' fees. \$400,000 was available for projects. Undergrounding of utilities would not be covered.

The next step would be to talk to the Selectmen, according to Brian Stein. Dorr Fox would connect with Tim Olson and Michael Lombardo regarding potential improvements. Bill Gisness wanted to get downtown businesses on board. Rick Mitchell suggested using the capital from the Willow St. sale and the \$70,000 a year, which would help fund a bond. The priority list would include other sites around town, which had not been determined.

Members discussed having MAPC create renderings, showing powerline, sidewalks, and landscaping to sell downtown improvements to the public. Bill Gisness knew landscape architects who could provide an image of it.

New Old Business

Rick Mitchell made motion to adjourn.
Seconded by Bill Gisness.
Vote Unanimous to adjourn at 7:58 am.

Prepared by:

Marcie Ricker

Attest

Date