

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

February 28, 2018

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 7:32 am with a quorum established

Warrant

Tom Goodwin made motion to approve Warrant HDC-1816 in the amount of \$3,029.99 to include the mortgage.

Rick Mitchell seconded.

Vote: Unanimous in favor.

59/63 Willow St. Update.

Rick Mitchell described the Affordable Housing Trust meeting and the letter of options. The Affordable Housing Trust (AHT) was wrestling with what the request entailed. Andrew DeFranza was waiting for the Town to tell them what the Town wanted to see. Mr. DeFranza reportedly wanted Longmeadow. According to Mr. Mitchell, Marc Johnson directed the AHT to engage in drafting a project agreement that would incorporate conditions of the AHT or designation of the \$300,000 for Longmeadow. Dorr Fox said the AHT approved a motion to the agreement and had a condition that was Option 1 on the letter distributed for up to 40 units and funds being used for anything other than litigation. The AHT wanted to reference schematics and the plans that were included. The AHT was meeting the following week with the only topic being Longmeadow to review and finalize the grant agreement. Mr. Fox recalled that it took three meetings to finalize the grant agreement for Willow St.

Brian Stein said the language would be similar to Willow St. Rick Mitchell recalled Harborlight did not want restrictions on how to use the money. Reportedly a Willow St. neighbor was angry with Bill Shields for his circular argument that the Town should do nothing because Kurt Miller would do 140 units if the front was development. The abutter reportedly said the Longmeadow people needed to make a decision because Harborlight had been talking about this for three years. There were 20 units on less than one acre at Willow St. and Longmeadow was complaining about building 40 units on four acres. Another woman reportedly suggested the AHT make a decision to set a good example for the children and the North Shore.

Rick Mitchell recalled that Bill Shields, Robert Borsetti, Kate Walker, and the usual crowd were present to make the same lame arguments against the proposal. Andrew DeFranza did not have site control over the front parcel. Jim Farnham was reportedly anxious to come up with an agreement as he needed cash to buy a property in Amherst for his daughters.

Downtown Improvements

Brian Stein had reviewed the MAPC photo-shopped materials for downtown. Bill Gisness was receiving proposals from two landscape architects. MAPC renderings would cost \$1,500 to \$2,000 each. Bill Gisness wanted images of diagonal parking with two renderings of 1A from Wenham and one of Railroad Ave. to be used as a marketing tool.

Brian Stein wondered if Willow St. could be narrowed with a sidewalk to slow traffic. Rick Mitchell suggested presenting it in combination with the Affordable housing improvements. The cost of electrical hook up for merchants would be an expense, which was why the renderings were important to introduce to the residents. If the underground utility costs were on residential electrical bills, there would be less costs to the merchants.

Brian Stein requested an update as to how much money had been collected by quarter since the addition of more restaurants such as Café Shishco and Honeycomb.

New Old Business

The art studio tenant wanted to be released from his lease at the end of March. The lease term was through the end of September. Brian Stein said he had e-mailed Accord about their potential interest in the site. The unit rented for \$600 per month.

Bill Gisness made motion to let Andrew Gregory out of his lease as of the end of March.
Rick Mitchell seconded.
Vote: Unanimous in favor.

Bill Gisness made motion to adjourn.
Seconded by Rick Mitchell.
Vote Unanimous to adjourn at 8:02 am.

Prepared by:

Marcie Ricker

Attest

Date