

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

March 21, 2018

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

Coordinator: Dorr Fox

This meeting was called to order by Brian Stein at 7:31 am with a quorum established

**Warrant**

Tom Goodwin made motion to approve Warrant HDC-1817 in the amount of \$670.05 to include the monthly Harborlight bill, Dorr Fox's time and the minutes secretary's time.

Bill Gisness seconded.

Vote: Unanimous in favor.

**Minutes**

Bill Gisness made motion to approve the minutes of January 31, 2018 and February 14, 2018.

Tom Goodwin seconded.

Vote: Unanimous in favor.

**59/63 Willow St. Update.**

Brian Stein said Stacey Verge (Accord Food Pantry) had viewed the rental space and liked it as it provided storage and offices next door to their current facility. Ms. Verge reportedly was concerned with the costs of utilities and needed to meet with her Board to discuss the financial aspects. Mr. Stein had not heard from Ms. Verge before the meeting, so members of the HDC decided to advertise the space for \$600 via Craigslist and a sign in the window. The house was occupied. A tree was leaning against another tree at the Salem Five parking lot and Harborlight would coordinate having Dodge Tree remove the leaning tree for \$1,000.

Brian Stein thought the building might be in need of paint as it had been painted at least five years prior when the HDC took possession. Harborlight would coordinate having it done. Three quotes would be preferred. The Affordable Housing Trust (AHT) meeting had been cancelled due to the snow storm and would occur the next or following week to discuss the agreement for Longmeadow. Dorr Fox said the agreement had been drafted with Bill Massos (AHT member) and Andrew DeFranza having commented on the draft. The Willow St. and Harborlight transaction should occur on/by June 30, 2018.

The grant agreement stated that the AHT would give Harborlight \$300,000 for 59 Willow St, and \$300,000 for Longmeadow Way. Tom Goodwin asked about the Purchase and Sale Agreement between Longmeadow and Harborlight, but the information was not known. Andrew DeFranza had previous indicated that he had the ability to acquire the site. Mr. Goodwin recalled hearing that Bill Wilson wanted to see the offer, which had not been seen. No documentation had been

produced to indicate that there was an offer or Purchase and Sale. Dorr Fox said there was an agreement that he had to produce documentation in order for the Town to grant the money. Mr. Goodwin thought Rick Mitchell was frustrated because Mr. DeFranza was waiting for the AHT funding before he made the offer, while the Town was waiting to see the offer before offering the funds.

Dorr Fox said the main issue to work out was that Andrew DeFranza wanted the money up front for pre-development costs and Donna Brewer was concerned about letting the money out without a firm commitment from Mr. DeFranza to do the project. If the project were appealed and did not go forward, the Town would have provided Harborlight with \$300,000, there would be no project and Harborlight would not have to pay it back. Ms. Brewer wanted a way to capture the money back in case the project didn't go forward. Anthony Nickas thought Harborlight must have an option and that the Town would not likely let the money go out for pre-development costs. Mr. Fox added that the funds could not be used for litigation.

The Citizen's Petition Article regarding multi-use and multi-family was discussed. Brian Stein said if it went through and Harborlight received the money and the project didn't happen, Harborlight would have bought Willow St. by then. Mr. Stein wondered what Harborlight's options would be. If Town Meeting voted the Citizen's Petition through, Harborlight would need to do a 40B on Willow St., according to Mr. Stein. Mr. Stein said he had reviewed the initial Town Meeting video for the Mixed Use By-law, which was passed by slightly over 2/3's majority. Rosemary Kennedy had reportedly indicated that the By-law was sold as Mixed Use with a handful of units. One other person was in opposition while others were for it, according to Mr. Stein.

Dorr Fox would locate minutes from spring and summer of 2015, which would describe discussions and how the By-law was explained. The By-law was also discussed in downtown charrettes. The By-law was initially presented at Fall Town Meeting of 2015. Bill Bowler reportedly opined that the reason some lots had a business unit and a residential unit was due to the fact that both uses were allowed in the Business District. Previously one residential and one business unit were allowed. Brian Stein wondered why the new By-law would present the same thing and that the assumption was that there was a need for more residential units. The package store had two residential units above it, while only one was allowed.

Brian Stein was disappointed that the Selectmen were not supporting their own Planning Board. While the proponent of the Citizen's Petition wanted to return to one residential unit per lot, Willow St. would be severely limited if it were to pass. Mr. Stein said lots in the downtown area were not large enough to accommodate large developments. Bill Gisness mentioned Dodge Tree as an example. Mr. Stein responded that limiting factors such as height, parking, septic and storm drainage would limit development. Mr. Stein added that the Planning Board needed to make a recommendation but was divided in their opinion with three members being on the proponent's side.

**Downtown Improvements**

Bill Gisness said proposals would be forthcoming, which would be distributed.

**New Old Business**

Anthony Nickas requested updated reports to start working on the Budget. The Meals Tax appeared to be up 20% due to the Honeycomb Bakery and Shishco Cafe. The wording would determine if the HDC would receive the entire amount of \$80,000. Dorr Fox recalled that the Warrant specified \$65,000 as had occurred in the last three years. Brian Stein would discuss the topic at Town Meeting as well as give an update of the proposal to sell Willow St. to Harborlight and what had been accomplished with the funds in the past as well as what would be proposed in the future. Downtown would be discussed including beautification and underground utilities. Dorr Fox would verify the costs involved with underground utilities.

Bill Gisness made motion to adjourn.

Seconded by Tom Goodwin.

Vote Unanimous to adjourn at 7:55 am.

Prepared by:

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Marcie Ricker

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Attest

Date