

HAMILTON COMMUNITY PRESERVATION COMMITTEE

MINUTES OF MEETING

May 10, 2018

Members Present: Chair Tom Catalano, Jay Butler, Ed Howard, Mimi Fanning, Katherine Mittelbusher, Neil Duggan and Shawn Farrell

Members Absent: Chris Currier, Robert Preston

Coordinator: Dorr Fox

Chair Tom Catalano called the Community Preservation Committee (CPC) meeting to order at 7 p.m. with a quorum present. Two members of the public attended the meeting.

Minutes

Jay Butler made a motion to approve the April 18, 2018 meeting minutes. Shawn Farrell seconded the motion. The Committee voted (6-0) to approve the minutes. (*Mimi Fanning did not vote because she was absent April 18.)

Committee Member Reports

Mr. Farrell reported on that, in their effort to hire a new Town Manager, the Board of Selectmen (BOS) has engaged Bernie Lynch of Community Paradigm Associates, LLC, to meet with the Town's department heads and staff on May 16 to gather input and answer questions. Then, at 7 p.m., that meeting will be opened up to the public. / The Police Department will hold its annual Memorial Day ceremony in the cemetery on May 20 at 9 a.m. / Department of Public Works (DPW) Director Tim Olson gave an overview to the BOS of all the great many things he's working on. The textile recycling program starts June 6. Everyone will get a pink bag in the mail. After they fill it and leave it at the curb for pickup, they'll receive another bag. / The Patton Park gazebo will be rebuilt in July. It will have steps all the way down and around it instead of the railings that were there. / Patton Homestead exterior repairs will start in the fall. / The Town is looking to potentially tie in and run Manchester by the Sea's water plant, which is in the North Coastal basin. Currently the Town depends on the Ipswich River basin for its water. / The Winthrop Street Bridge needs repair to help support one of its beams. The Town shares the bridge and cost with Ipswich and is waiting for estimates. / The Caisson well is being worked on. / The Town's cupula suffered \$100K in storm damage. Essex County reached the amount of damage it needed to qualify for funding, so hopefully the cupula will fall under that. / There's a possibility of a \$1 million State grant for the Patton Homestead project. / Family Promise will be set up a cardboard box city Aug. 11 to raise awareness of homelessness. People can sign up and stay overnight starting at 4 p.m. / The BOS and Finance Advisory Committee (FinCom) are going to look through the financial policies a few at a time. / The BOS is prioritizing work that

will need to be done by the Interim Town Manager. Ms. Fanning asked if there's been any discussion about repairing the dirt road leading to the ballfields at Patton Park. The condition of the road makes her feel embarrassed when out-of-town visitors come to a game. Mr. Farrell said he will ask Mr. Olson.

Mr. Catalano reported the Historic District Commission is looking for two new members, perhaps a realtor or architect. The Historic District Commission is now also the Historical Commission, which is administering the new Demolition Delay bylaw. Mr. Fox said he had put out a request for someone with a background in historic preservation or American architectural history. Mr. Catalano said those backgrounds would be great also.

Mr. Farrell added that Mr. Butler was named the newest member of the Town Hall Building Committee. Also, Mr. Farrell noted tonight is his last CPC meeting. Selectmen Allison Jenkins will take his seat, but she was unable to attend tonight due to a broken ankle.

Ms. Fanning reported on the Housing Authority. She said Executive Director Kate McGuire and Gary Dean, the Maintenance Director, went to Legislative Day on April 30. They are trying to get an increase in local housing funding. Senator Bruce Tarr and Representative Brad Hill were there and are in support. The State budget was increased by \$1 million to \$65.4 million. She cited some stats about housing: the average subsidy is currently \$128 per month per unit. The cost of housing people in shelters is approximately \$3,000 per person per month. Long-term care in a nursing home averages \$1,750 per person per month. Allowing seniors to stay out of permanent long-term care can save the State thousands. / The new Lamson Crossing Tenants Association had their first meeting and bylaws were passed. They are planning a cookout. / No bids came in for work at 31 Union St. They rebid it and still didn't get any bids. There are now going to repackage it with just one unit being renovated (instead of two) and see what happens. Across the State there are problems getting bids from contractors. / Bid on the two accessible units at 135 are out and will close May 17. / The upgrade on doors and intercoms was completed. / The work at the Brooks House is ready to go out for bid shortly. They hope to start in July. She discussed the billing process for the project with Mr. Fox, who said he would check with Finance Director Marissa Batista.

Mr. Farrell reported the Conservation Commission (ConsCom) is doing a site walk at the landfill this Saturday. They don't have the certification for the cap yet. Part of the capping includes getting rid of some invasive species there. The firm in charge of the task is giving up on it and the ConsCom needs to figure out what to do. Mr. Catalano asked if, once the cap is certified, there might be a potential for brown field to be developed in any part of the site. He and others in Town would like to see the DPW relocate there.

Publicizing CPC Successes

Mr. Farrell presented copies of his design of the temporary lawn signs that will be placed outside projects while in process. Mr. Catalano said he would like to see one at the kiosk at the Donovan

Reservation. Ms. Mittelbusher asked if the font could be increased a bit. Mr. Farrell said it would be. The CPC members agreed the design looked good.

Mr. Farrell discussed the language to be used for the permanent brass plaques. The wording will read something like: “In ____ (the year the project was funded at Town Meeting), this project was generously supported by the people of Hamilton through our Community Preservation Fund.” The members liked the language.

The best deal for a brass plaque that Mr. Fox came up with was \$275, which includes shipping. [The group had voted at a previous meeting to spend up to \$2,000 of their administrative funds on the plaques.] They decided the projects funded at \$50K or more should be given plaques. The current list includes: Community House, Patton Homestead, Town Pool, Donovan/Sagamore Hill, First Congregational Church, and Tabernacle at The Grove.

Discussion of Possible Grant for Rich Property at Essex St. and Chebacco Road

Mr. Catalano doesn't think members of the Chebacco Woods Association will be ready to come to the next public hearing, but he will get back to them with a timeline. He said the group is realizing their project won't fly as solely an open space project and propose having housing as well as agriculture use. It's a farm now. They are getting an appraisal and expect it to come in at more than \$2 million. There are no protections on the land pertaining to its use. Chris Davis, who used to be on the CPC, is Mr. Catalano's contact. Mr. Catalano said the CPC has devoted a large portion of capital over the years to open space and, in his opinion, the practice should not continue given the dire need for housing in Town.

Katherine Mittelbusher asked if there were a pie chart showing past CPC expenditures. Mr. Butler said he thinks there's one on the CPC portion of the Town's website.

Mr. Fox mentioned (in view of the talk about potential affordable housing at the Rich site) that if Harborlight Community Partners were able to find an alternative site to Longmeadow, they might go ahead with their original plan for Willow Street. Currently, they have taken the Longmeadow project off the table due to threat of lawsuit and there's a thought that Mr. DeFranza of Harborlight may ask the CPC for more monies because the project status at Willow Street has changed. The CPC has already allocated \$700K to the Hamilton Affordable Housing Trust (HAHT). The Willow Street project was changed from senior housing to family housing and the price increased from \$600K to \$800k due to the withdrawal of Longmeadow. The HAHT and the Hamilton Development Corporation (HDC) haven't made any decision yet on the revised project. Mr. Fox explained the reason for the \$200K increase for Willow Street is that Harborlight won't be able to finance it through tax credits if it isn't linked with another project. Mr. Farrell's unofficial comment was that Longmeadow would likely become a site for market rate housing by a large developer.

Ms. Fanning said the Hamilton Affordable Housing Advocates is holding a meeting (meet and greet) on May 14 at the Senior Center. Mr. Fox explained the mission of the group, which he

estimates has about 250-300 members, is to counter the attitude “not in my backyard” pertaining to affordable housing.

Discussion about Upcoming CPC Public Hearing

Mr. Farrell said if they want to hold the public hearing jointly with the BOS, it won't be for another two or three meetings. The BOS has a joint meeting with FinCom scheduled for May 21. He is not sure about June 4, but will let them know. Mr. Catalano commented one objective of the public hearing is to dispel the idea that things are done in secret. If the public hearing happens at a BOS meeting, it will be televised.

Mr. Farrell asked Mr. Butler if he could talk with Ms. Jenkins and Jeff Hubbard on the Town Hall Building Committee about coming in to do a presentation.

The CPC members decided not to do the PowerPoint presentation they've done in the past, although they may print out a few copies of it to have on hand. They discussed having people speak, for example, HAHT Chair Russ Tanzer to talk about affordable housing and DPW Director Mr. Olson to talk about Patton Homestead renovations.

Review of Open Grants

Mr. Fox gave the following updates:

- **Senior Center Balustrade:** Mr. Catalano has a potential source of free, or almost free, components he thinks are roughly the right proportions for the project. They are in Brookline and would just need to be transported. He will take photos Tuesday.
- **Patton Park Cannon/Wagon Wheels:** The wheels look great. Cassidy Brothers gave an estimate of \$3K to redo the two cannons. Mr. Olson says there's enough money in the budget. The cannon will need to be brought to their workshop. Mr. Fox said he did talk with the Eagle Scout interested in the project, but it was decided that it's better to have the professionals do it. Mr. Farrell asked about mounting so it can't be wheeled away. It's currently bolted to a stand.

Further Discussion: Mr. Howard mentioned as a potential Scout project that there was supposed to be a kiosk outside Town Hall's side door for putting up notices, and that hasn't happened. Mr. Farrell will check out the Scouts' interest. Mr. Fox asked if that would have to be approved by the Historic District Commission. Mr. Catalano said he thought physical postings needed to be available 24/7 for the public to see. Mr. Fox said the online calendar serves as the official posting. Ms. Fanning suggested doing something at the Post Office next door. Mr. Catalano said they had discussed using a digital sign near the Public Safety Building and Senior Center and keeping it updated.

- **American Legion Electrical Work:** The work is done and an email was received saying they won't be asking for any more money. The account can be closed out July 1.
- **Historical Society Pictorial Collection:** There's still work to be done. They have thoughts of what they're going to do with the remaining money and plan to use it this summer.
- **Patton Estate Roof Replacement:** DPW Director Mr. Olson said they are working with the designers to formulate bid specifications and drawings for the exterior preservation.
- **Pingree Park Playground:** The playground is up. They've asked for the money and Mr. Butler has signed off on it.
- **Buker School Playground:** The project not begun as far as he knows.
- **Habitat for Humanity Houses:** The construction is taking much longer than projected. They have been called in to give the HAHT an update. Occupancy may happen by August.
- **Brooks House:** This was previously discussed by Ms. Fanning.
- **Town Hall OPM:** The request for bids has been reviewed by Town Counsel and will be released next week. Submittals are due back by July 1.
- **Knotweed Removal Program:** They made an assessment of the sites and should begin work next week.
- **Master Plan (Housing Element):** It is going to be issued by July 18 and the plan is to be completed by March of next year.
- **Affordable Housing:** The project can't be discussed until the HAHT and HDC decide what they think of the change in the project's status and what they want to do. Mr. Butler noted the Town gets 70 percent of the 7 units for Hamilton residents. That is the maximum the State will allow.

Cathy Rich-Duval, who was in the audience, introduced herself and said she is representing herself and her brothers who are the owners of the Rich property discussed earlier. She corrected something that was said: She said Meadowbrook Farm does pay a small token of rent. The members welcomed her and she said she will be attending future meetings.

Adjournment

Mr. Butler made a motion to adjourn the meeting at approximately 8:06 p.m. Mr. Howard seconded the motion. The CPC voted unanimously (7-0) to adjourn the meeting.

Mary Alice Cookson

Attest Date