

HAMILTON COMMUNITY PRESERVATION COMMITTEE

MINUTES OF MEETING

June 14, 2018

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

Members Absent: Chris Currier, Robert Preston

Coordinator: Dorr Fox

Chair Tom Catalano called the Community Preservation Committee (CPC) meeting to order at 7:17 p.m. with a quorum present.

Minutes

Jay Butler made a motion to approve the May 10 meeting minutes. Shawn Farrell seconded the motion. The Committee voted unanimously among those present (7-0) to approve the minutes.

Committee Member Reports

Mr. Catalano is moving away from Hamilton July 31. Ed Howard will take over as Chair of the Historic District Commission/Historical Commission and will be its liaison to the CPC. Mr. Howard is giving up his seat on the Planning Board.

CPC members discussed there was some confusion because there are two HDCs in Town: The Historic District Commission and the Hamilton Development Corporation.

Mimi Fanning reported things were the same with the Housing Authority. They recently changed the smoking policy to include marijuana use. Work on the properties has gone out to bid.

Mr. Butler was appointed to the Town Hall Building Committee and had his first meeting June 7. He reported the Town Hall Building Committee was given four proposals for an Owners Project Manager (OPM) for Town Hall. The Building Committee will meet June 21 to review, discuss, and select principals for interviews.

Mr. Farrell announced this is his last CPC meeting. Ms. Jenkins will be taking his place on the Committee and become the Board of Selectmen (BOS) liaison to the CPC. The Patton Homestead is having its Military History Day July 14. The Pool is open. The water ban is still in effect as the water plant switches over to new media. The BOS was given a report by the

Recycling Committee. Solid waste tonnage is up and composting is down since the change to weekly trash pick-up. The Town's current recycling tipping fee is about \$45 per ton; the solid waste tipping fee is about \$65 per ton. The Recycling Committee will report back with more data to the BOS. The goal for now is to promote composting and enforce the current trash rules, for example, to keep people from "snow-coning" (putting more trash into the trash bin than fits when the lid is closed). The BOS had a discussion on electrical aggregation. Two years ago the Town voted at Town Meeting to aggregate their electrical for the whole town. It went out to bid, but the market tanked. In September they are going back to the bidding process. They are going in with Gloucester to get a competitive rate package. The BOS had a discussion on the Gordon-Conwell Theological Seminary payment in lieu of taxes (P.I.L.O.T.) issue and how they might alleviate the financial burden on the Town. They will discuss it again Monday. Mr. Farrell said Robert Patton of Green Meadows Farm will most likely put the farm on the Hamilton side. The Green Meadows property is also in Topsfield, which has already cleared the project through their town meeting. Hamilton has a Right-to-farm bylaw. There are concerns from the Town and neighbors to work out, such as odor control, lights, and security. Bernie Lynch from Community Paradigm, LLC, is helping Hamilton find a new Town Manager. The position profile was written and the job is being advertised. They are in process of collecting applications. Salary of the Town Manager was also discussed by the BOS at its last meeting.

Mr. Butler had a question on electrical aggregation and the impact it will have on down wires in Town. Mr. Farrell explained everything remains the same except the energy would be coming from a third party to the grid at a lower rate. Anyone can opt into or out. They need to rebid it every 18 months to a couple years to get a more competitive rate.

Mr. Howard said the Planning Board will meet Tuesday night. He didn't have any update.

Publicizing CPC Successes

Dorr Fox passed out two designs proposed by Mr. Farrell and asked for CPC input.

Mr. Farrell noted he and Department of Public Works (DPW) Director Tim Olson had discovered 10 corrugated cardboard signs already made up, which they can use. The signs are white with black lettering. Mr. Farrell said he has holders for them that he can donate to the Town,

The CPC selected one of Mr. Farrell's designs to use for the temporary signs (to have printed after they've used up the 10 they have) and the other design to use for the bronze plaque. They both read: "Hamilton Community Preservation Project This project funded in part by the Citizens of Hamilton through the Community Preservation Act." Mr. Fox will send the second design to the foundry to gauge how the relief will look. Also, he talked with Recreation Director Sean Timmons about the sign for the Town Pool. That sign will credit both Hamilton and Wenham citizens; the CPC will bear a third of the cost for it

The plaque at Chebacco Lake regarding the first controlled, sustained flight of a powered, heavier-than-air aircraft in New England was handled by Ray Whipple, who is hoping to set up a photo op and have a write-up in the newspaper.

Upcoming CPC Public Hearing

The CPC Public Hearing, a joint meeting with the BOS, will take place Monday at 7 p.m. Mr. Fox sent out the agenda today. Although they will be under a time constraint, he expects they should be able to hit all the agenda items. Mr. Catalano said CPC members should get back to Mr. Fox if they have any items to add.

At the public hearing, Mr. Timmons is going to be requesting funds for redoing the basketball hoops in Patton Park. It will be up to the CPC to decide eligibility. The project is estimated at \$10K. Given time constraints for the evening, the CPC discussed it should be asking questions and collecting data rather than deliberating.

Mr. Catalano said he'd like to see a discussion in the meeting about whether Hamilton can continue to afford to put open space projects at the top of its list. The other CPC members agreed and said the group needs to do something on housing.

Ms. Fanning had a question on project eligibility—why the CPC can pay for windows, but not a porch. Mr. Fox explained the CPC can pay for things within the building envelope. They can also fix structural issues.

Mr. Fox said David Smith from the Hamilton Wenham Open Land Trust would most likely be attending the meeting and talking about the Meadowbrook Farm (Rich) property on Essex St. Ms. Fanning said Kate McGuire, Executive Director of the Housing Authority, would also be coming to talk about painting of the houses on Harris Ave. Mr. Fox said he might step in for Russ Tanzer of the HAHT to discuss the potential project at 59 Willow St. for seven units of affordable housing.

He polled the members on whether they receive the Coalition newsletter, and said he will submit the email addresses of those who aren't receiving it.

Mr. Butler said he met with Finance Director Marisa Batista and had an eye-opening discussion regarding the bonding of projects. The bottom line is that he realized the CPC doesn't have the ability to fund two large projects at the same time. To bond \$2 million for 20 years, the payments for the first four years are \$178K each. If you go to 10 years, the payments are about \$280K, he said.

CPC Plan Update 2018

Mr. Butler made some edits to the CPC Plan and sent his changes to the members. He updated dates and dollar amounts on some of the grants. He added that the Chair and Vice Chair need to

sign off on grant payments. He added that projects need a commencement date and said he wanted a definition of commencement put in the warrant article for grants. He made a notation of several past projects that were cancelled. He asked them to run through the future and anticipated grants list. They may be adding to that list on Monday, when they will hear about the basketball hoop project and another potential project at Meadowbrook Farm.

Mr. Fox asked about slides and handouts for the public hearing and was told there will be no slides, but there will be a handout. They went through the project in the A, B, and C categories.

Mr. Howard said he met with the Chebacco Lake Society, which is made up of Hamilton and Essex residents. They want to make the Town beach more acceptable from a sanitary standpoint, looking at the quality of the water and porta-toilet use. He discussed that in the past the Town had ski slopes and places to sled.

Review of Open Grants

Mr. Fox gave the following updates:

- **Senior Center Balustrade:** Nothing new to report.
- **Patton Park Cannon/Wagon Wheels:** The wheels are complete. Mr. Fox met with Cassidy Brothers about fixing the cannons. He has obtained an estimate from them and is trying to see if there is any money left at the end of the budget year for the project.
- **Historical Society Pictorial Collection:** Nothing new.
- **Patton Estate Roof Replacement and Exterior Restoration:** They went out to bid for the exterior renovation. They are only operating with \$45K because they don't receive the grant money until July 1.
- **Buker School Playground.** No news.
- **Habitat for Humanity House Construction:** The Town gave them another \$11K to complete the project.
- **Brooks House Renovations:** Ms. Fanning noted it's in process.
- **Town Hall OPM:** Mr. Butler reported on this. He signed off on the legal advertisement for it and they have started the process of asking for money.
- **Knotweed Removal Program:** Transportation of harvested knotweed going to the zoos is backed up. Hamilton's knotweed will be taken care of as soon as they take care of the backlog.
- **Hamilton Affordable Housing Trust (HAHT):** CPC has given the HAHT three grants for the Willow Street project, which up until six weeks ago was 20 senior housing units at Willow St. and 40 family housing units at Longmeadow Way. Due to threat of lawsuits, Harborlight Community Partners is backing off on the Longmeadow project and cannot do the 20 units at Willow St. without pairing the financing with the larger project. Therefore, they are proposing doing just 7 units of affordable family housing at Willow Street (which would require another \$200K ask of the CPC) or perhaps going for 100 units if they can acquire both parcels at Longmeadow. The original grant given in 2016 expires

