

HAMILTON DEVELOPMENT CORPORATION  
MINUTES OF MEETING  
MEMORIAL ROOM, HAMILTON TOWN HALL  
July 25, 2018

Members Present: President Brian Stein, Bill Gisness, Anthony Nickas, and Tom Goodwin  
Members Absent: Rick Mitchell  
Coordinator: Dorr Fox

HDC President Brian Stein called the Hamilton Development Corporation (HDC) meeting to order at 7:49 a.m. with a quorum present.

**Warrant for Bills**

Mr. Stein presented a warrant for real estate taxes in the amount of \$2,430.55.

Bill Gisness made a motion to approve payment of Warrant HDC-1902. Tom Goodwin seconded the motion. The HDC voted unanimously among those present (4-0) to approve the Warrant.

**Approve Minutes for June 20, June 27 and July 11, 2018**

Mr. Stein made a motion to approve the meeting minutes of June 20. Mr. Goodwin seconded the motion. The HDC voted unanimously among those present (4-0) to approve the June 20 minutes.

Mr. Stein made a motion to approve the meeting minutes of June 27. Mr. Goodwin seconded the motion. The HDC voted unanimously among those present (4-0) to approve the June 27 minutes.

Mr. Goodwin made a motion to approve the meeting minutes of July 11. Mr. Gisness seconded the motion. The HDC voted (3-0) to approve the July 11 minutes. \*Mr. Stein did not vote on them as he was not present at the meeting.

**59/63 Willow Street**

Mr. Stein noted Andrew DeFranza of Harborlight Community Partners has been away. Mr. Fox said before he left, he worked with Marc Johnson of the Hamilton Affordable Housing Trust (HAHT) on a document that Mr. Fox had forwarded to the HDC. The grant agreement the two were working on is for the same \$300K that was already approved. It involves developing a max of 100 units at the Longmeadow site and buying down the size of the project to have fewer units, perhaps eventually buying the project down to 48 units. The HAHT is making a request of the Community Preservation Committee (CPC) for \$200K, which would bring the number of units down to 89. [Each \$25K buys down one unit.] Mr. Fox said they are in the process of getting a legal opinion from Town Counsel Donna Brewer. The Longmeadow project now only involves the Miller property, not the Farnham parcel. The CPC will be hearing the eligibility application regarding the \$200K tomorrow evening. The neighbors are still not happy about the Longmeadow project and Mr. Fox is getting some pushback.

Mr. Gisness asked if Longmeadow sistered with the 20 units at Willow Street. Mr. Fox said yes. The Trust has already voted to release the funds for Willow Street.

Mr. Fox had a brief conversation with HDC's attorney Kathleen O'Donnell, who thought they should draft up a purchase and sale agreement for the Willow Street property. Mr. Stein said they can draft it after things are set, noting that Mr. DeFranza has not confirmed he is going to purchase the property (because it is contingent on Longmeadow).

The HDC discussed that the Town's goal for affordable housing is about 200 units. They are far behind on that. After Special Town Meeting this fall, everyone will know a lot more.

Anthony Nickas said Mr. DeFranza would likely need to file his pre-app for the 20 units by the end of the year.

Mr. Fox said if the Trust doesn't get the \$200K CPC grant, Mr. DeFranza could still go forward with the Longmeadow project at 100 units, and he would be spreading the project out over about 10 years. Mr. Goodwin said if Mr. DeFranza is using tax credits for funding the project, there is only so long he can keep them held up.

Mr. Stein mentioned the Canter Brook property is under agreement for 20 market-rate senior housing 20 units and 2 of those units will go toward the Town's affordable housing count.

Mr. Gisness asked if anyone was going to respond to the email received from Finance and Advisory Committee member Darcy Dale. Mr. Stein thought it would be best coming from Mr. DeFranza. Mr. Fox said he can ask her to hold off on sending the letter to The Chronicle until she has the correct facts.

## **Downtown Improvements and Discussion about the June 20<sup>th</sup> Meeting**

Mr. Gisness said the flower baskets downtown look great. Mr. Fox noted the MBTA had taken some down because they were blocking the view at the train platform. After those were taken down, the baskets went missing.

Mr. Gisness said the roof shingles at #63 look weathered and the roof may need to be done. The rent there is coming in. All seems fine.

The HDC discussed next steps on the downtown improvements. Mr. Gisness hadn't yet called Carol Johnson Associates back.

Burying the power lines downtown was discussed. Paying for that would come a levy on residents' electric bills. The HDC discussed going ahead and getting cost estimates from National Grid and the other utility companies, as well as getting cost estimates on other smaller improvements like landscaping, lights, and improved parking, which they can obtain from Carol Johnson.

Mr. Fox will talk with Ms. Batista about how they should handle the finances on this and whether they will need three new bids for the cost estimates work.

The parking scheme they decided to price would be parallel parking as it is now and adding islands on the ends (as opposed to the angled parking option that was also discussed).

The HDC also discussed adding some painted lines on Willow Street to delineate spaces and encourage parking there.

Mr. Fox asked about adding road painting for crosswalks. The project would extend across 1A over the railroad tracks.

Bay Road is not being addressed at this time.

Someone has to coordinate how all the utilities will work together if they are to be buried. Mr. Fox will ask National Grid how that is handled.

### **New/Old Business**

None.

### **Adjournment**

Mr. Stein made a motion to adjourn the meeting at approximately 8:30 a.m. Mr. Goodwin seconded the motion. The HDC voted unanimously among those present (4-0) to adjourn the meeting.

Prepared by:

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Mary Alice Cookson

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Attest

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Date