

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

Memorial Room, Hamilton Town Hall, 577 Bay Road

August 21, 2019

HDC Members Present: Rick Mitchell (President), Bill Gisness, Tom Goodwin, Anthony Nickas, and Brian Stein

Associate Members Absent: Angela Arvanites and Chad Smith

Coordinator: Dorr Fox

Rick Mitchell opened the Hamilton Development Corporation (HDC) meeting at 7:32 a.m.

Warrants for Bills

Mr. Mitchell presented Warrant HDC-2005 in the amount of \$24,562 for Meridian Engineering services (\$14K), SV Design services (\$8K), staff salary, and legal services.

Tom Goodwin made a motion to approve Warrant HDC-2005 in the amount of \$24,562. Anthony Nickas seconded the motion. The HDC voted unanimously (5-0) to accept the motion.

59/63 Willow Street Meeting with Consultants

Mr. Mitchell welcomed Nick Tensen from the Finance and Advisory Committee (FinCom) who was in attendance. He asked the consultants in attendance to introduce themselves. They included Architect Thad Siemasko of SV Design in Beverly, Attorney Jill Mann of Middleton, and April Ferraro of Meridian Engineering, the civil engineers.

Ms. Mann said they were finalizing the layout of the building, which was somewhat of a challenge because of the need to handle all the storm water. She said Charlie Wear of Meridian had done the final perc test and determined this new plan to be the optimal footprint. She called the plan Option F and said it was a combination of Options A and E. It had resulted in a total of 22 bedrooms for the project. She said they ended up with a slightly different floor plan from what was presented before, and said one goal of the meeting was to see if the HDC wanted to concentrate all 22 bedrooms within the footprint

of the new building or assign some units to the Mac's building. She said Ms. Farraro would talk them through the drainage, septic and parking layout.

Ms. Farraro showed how the drive swoops around. She said they had 18 units with parking spaces for them, plus the parking spaces for the commercial space for a total of 26 spaces, keeping the carport and spreading out the parking on either side. She said the soil testing revealed that it was sand there. The focus was to put the septic higher on the site and keep the drainage in the back where it is now, keeping the overall characteristic of the site. She said the project was maxed. She said she is looking at moving a separate drainage system they had in the front to the back with the other drainage. She pointed out where the utilities would be. She wasn't sure what the requirements would be from the Fire Department regarding hydrants. They did meet all the setbacks from property lines and from systems on the site.

Mr. Mitchell discussed the setback on the Linden Street side, which is about 36 feet.

Mr. Siemasko confirmed they are one-foot contours in the open drainage basin, which goes from one to three feet. Brian Stein asked if the drainage was a grass bowl. She said yes, it was an infiltration system not a rain garden. Some stone may be added there.

Mr. Mitchell asked about the possibility of building a bridge for people to walk across the parking lot to the train or some kind of a causeway they might provide. Ms. Ferraro said they could look at that. Mr. Nickas asked why they would want that. Mr. Mitchell said to promote a natural flow. Even the residents there would want that, commented Mr. Goodwin. Ms. Mann said if they made the drainage two basins with a connection, such as an hourglass, it might make the basin look better.

They discussed grading. Ms. Mann asked what the HDC wanted in terms of landscaping. They said connectivity. They also noted the fence that's there now could come down. There are some evergreens they will look at to see if they help or hurt the site. They discussed where people would park for the commercial side of the building vs. where the residents would park. Mr. Stein said the place to look at landscaping might be on the Willow Street side. Bill Gisness brought up a potential for a seating area outdoors.

Mr. Siemasko showed a function room (calling it a birthday party room) on the first-floor plan and mentioned some common areas. He went over the scheme, showing the parking (eight of the spaces being under a carport), a place to hang bikes, a double glass door into a lobby with an open stairway, an elevator, a snack bar, some doors out to a patio, a toilet, perhaps a small office and fitness room provided for residents' use, a storage area, a covered walkway. The design was for 9 units per floor. There would be four two-bedroom units and 14 one-bedroom units for a total of 22 units. Some of the units would have balconies.

Mr. Goodwin asked about the size of the units. Mr. Siemasko pointed out the different sizes for the different units (ranging from about 750- to 960-square-feet). The one-bedrooms might have dens also. They had made the design to accommodate putting all 22 bedrooms within the new building. From a cost-benefit standpoint, Mr. Goodwin asked Mr. Siemasko what the advantage was of putting two units at Mac's. It is less expensive to not have to renovate Mac's, he said, and there is room for all 22 as the new building has been designed.

The HDC discussed that the mix seemed OK. Mr. Goodwin said he liked the idea of adding balconies. They discussed the roof line and heights. Mr. Siemasko said they put in a lot of windows. Mr. Goodwin asked how the roofline compared to the rooflines of the abutters. He said he didn't know the answer but would find that out.

Putting the mechanics systems on the roof and concealing them and providing some soundproofing was discussed. Mr. Gisness asked about the possibility for a roof deck, but the consensus was that they should use the ground for outdoor space and perhaps provide a grill and picnic tables.

Mr. Mitchell noted they didn't show the Railroad Avenue side and asked if they would show it for site plan review. Mr. Siemasko said yes. Mr. Mitchell clarified that the project would tie into the septic at 63 Willow St. Mr. Stein commented they might get pushback regarding height. Mr. Gisness said the houses nearby are tall. Mr. Siemasko said they would provide some context photos.

Ms. Mann directed everyone's attention to the schedule. She said on Aug. 27, they'd like to meet informally with Director of Planning and Inspections Patrick Reffett and following that with the entire Planning Board to show the concepts. They still need to confirm with the Fire Department if they need to add a hydrant and if there is room for firetruck access, which would involve backing up the truck. Mr. Stein said to make sure to get the Fire Dept. response as soon as possible. Mr. Siemasko said he would show the site from the air and try to get some of the landscaping down. Mr. Mitchell noted he should address the mechanicals on the roof and show the roof plan.

Mr. Goodwin asked when they needed to make a decision about whether the units should be rentals or condos. They decided to allow the developer to make that decision. Ms. Mann said she would conduct some research and find out some relative values from developers. Much of that will also depend on the materials that are used.

The HDC asked Mr. Tensen if he had any feelings about rental vs. condo. He did not. He was concerned whether there was a market for the project. Mr. Goodwin noted the HDC had a feasibility study done and said yes, a project like this is sought after.

Ms. Mann asked if she might have a copy of the feasibility report. They said they would get it to her. Mr. Siemasko said they wanted to allow a developer flexibility in building the project. Mr. Tensen said the key would be having the neighborhood buy into it. Ms. Mann said the project is "by right." They discussed that they are satisfying the parking requirement.

Mr. Mitchell excused the consultants and turned the conversation back to other agenda items.

Approve Minutes—Aug. 7, 2019

Mr. Goodwin made a motion to approve the Aug. 7 minutes. Mr. Stein seconded the motion. The HDC voted unanimously (5-0) to approve the minutes.

Downtown Improvements

Mr. Mitchell said the new Shop Local! webpage (a tab on the existing Town website) is live. The next stage would be a presentation to the Board of Selectmen (BOS) with Associate Member Angela Arvenites and a couple of other business people, but it was postponed to Sept 9. He said the goal of the HDC was to use funds from the sale of the Willow Street project to make upgrades and improvements to Railroad Ave. and the surrounding area. Mr. Tensen offered his opinion that what the downtown needs is sewers. Mr. Mitchell said they had done a study and it is quite costly.

Budget

The HDC discussed that the rents for the tenants are currently up to date and thanked Dorr Fox.

New/Old Business

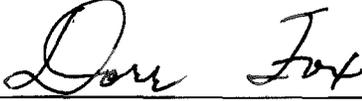
Mr. Fox said the Downtown businesses want to hold their Christmas event the Saturday after Thanksgiving (the traditional Small Business Shopping day) with caroling, perhaps some craft booths, a visit from Santa, and a tree lighting. There is also talk of having a shuttle between Wenham and Hamilton that day. He said he would put a "Save the Date" on the new webpage.

Mr. Fox also announced he would be leaving the Town (retiring) at the end of September. He will do the warrant for the first HDC meeting in October and then will be gone. The HDC thanked him for his hard work.

Adjournment

Mr. Goodwin made a motion to adjourn at 8:30 a.m. Mr. Stein seconded the motion. The HDC voted unanimously (5-0) to adjourn the meeting.

Prepared by:

		
Mary Alice Cookson	Attest	Date