

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

Conference Call

September 2, 2020

HDC Members Present: Rick Mitchell (President), Anthony Nickas, Chad Smith, Angela Arvanites, and Anthony Passaretti (Associate Member)

HDC Members Absent: Brian Stein

HDC Coordinator: Mary Alice Cookson

Other Town Staff Present: Patrick Shannon

*\* Note: All of the above participated via remotely via conference call. The conference call number was published on the posted public agenda.*

Chair Rick Mitchell opened the Hamilton Development Corporation (HDC) meeting at 9:01 a.m. and took roll call. Present at the start of the meeting were Mr. Mitchell, Anthony Nickas, Chad Smith, and Anthony Passaretti.

**Warrant for Bills**

Mr. Mitchell presented Warrant HDC-2104 for \$4,732.10 for mortgage, staff pay, utility bills, and maintenance fee.

Angela Arvanites joined the meeting.

Mr. Nickas made a motion to approve Warrant HDC-2104 in the amount of \$4,732.10. Mr. Smith seconded the motion. A roll call vote was taken with “ayes” from Mr. Smith, Mr. Nickas, Mr. Mitchell, and Ms. Arvanites, (4-0) unanimous among those present.

**Minutes Approval— Aug. 5 and Aug. 12, 2020**

Mr. Nickas made a motion to approve the Aug. 5 and Aug. 12, 2020 meeting minutes. Mr. Smith seconded the motion. A roll call vote was taken with “ayes” from Mr. Mitchell, Mr. Smith, Mr. Nickas, and Ms. Arvanites, (4-0) unanimous among those present.

## **Update on 59/63 Willow Street**

- **Toy Shop**

Ms. Arvanites gave an update on her plan to open a toy shop at 63 Willow St. She said she had sanded the door to make it easier to open and took down the existing sign. She hoped to open her shop by the end of the month, selling kids' toys for the holidays, local items, and New England-made gifts. Mr. Mitchell asked how many days per week the shop would be open. She said six and possibly more. She is looking to schedule some mothers' nights out with proceeds going to a charitable cause. Natalie Bowers will help with the marketing and social media. Coordinator Mary Alice Cookson offered to pick up Ms. Arvanites' rent check and deposit and deliver it to Town Hall since she will be downtown today. Mr. Mitchell asked if Shop Local HW was planning a holiday event. She said the group met last night and was still discussing it.

- **Potential Easement for Acord Food Pantry—Follow-up**

Mr. Mitchell reviewed what had been discussed at the previous meeting. The HDC was told it would have to redo the Purchase & Sale agreement to have the easement and did not want to do that and was waiting to see if Traggorth Companies' funding for the 59 Willow Street project goes through. Mr. Mitchell said Traggorth hopes to hear from the Department of Housing and Community Development (DHCD) by the end of the month. Mr. Passaretti reported David Traggorth had reached out one-on-one to the abutters of the project and had said he would be happy to work with Acord. If something can't be worked out, they could utilize a parking space to store a refrigerator. It was discussed that since the Town owns the parking lot, that would have to be worked out through the BOS. Ms. Cookson clarified that Acord is now just talking about needing space for refrigerated storage and no longer about space for a generator.

## **Downtown Business Mailing**

Mr. Mitchell said Ms. Bowers has about 100 copies left and will do some additional mailings. Shop Local HW is holding a follow-up social media campaign to promote the businesses in the directory as well as a recruitment campaign asking businesses to join Shop Local HW.

## **Parking Study**

Mr. Mitchell had reported at the last meeting that the consultant's contract needed updating and is in process. A citizen's committee will be formed so the neighbors can provide input to the study.

It was noted that Board of Selectmen member Jamie Knudsen had joined the conference call about half way through the meeting. He lives in the downtown area.

**New Business**

The next HDC conference call was set for Oct. 7 at 9 a.m.

Ms. Cookson will look into the details of ordering holiday wreaths for the downtown.

**Adjournment**

Mr. Nickas made a motion to adjourn the meeting at 9:22 a.m. Ms. Arvanites seconded the motion. A roll call vote was taken with "ayes" from Mr. Mitchell, Mr. Nickas, Mr. Smith, and Ms. Arvanites, (4-0) unanimous among those present.

Prepared by:

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Mary Alice Cookson  
HDC Coordinator

Date