

HAMILTON COMMUNITY PRESERVATION COMMITTEE

Meeting Minutes

Teleconference

November 10, 2021

Members Present: Chair Jay Butler, Robert Preston, Shawn Farrell, and Rick Johanson

Members Absent: Richard Boroff, Kim Dietel, Sherry Leonard, and Kirsten Bridier

CPC Coordinator: Laurie Wilson

Call to Order and Roll Call

At 7:06, Community Preservation Committee (CPC) Chair Jay Butler took a roll call. Only four members were present (see above), which did not constitute a quorum. Therefore, only an informal discussion took place with no votes taken.

Committee Vacancy—ConCom [Conservation Commission] Rep

Mr. Butler noted the CPC was still in need of a ConCom rep. It was discussed that the ConCom was down by two members.

Committee Member Reports

Shawn Farrell reported that the Town was starting its budget process and the Board of Selectmen (BOS)/Select Board had met with the Finance and Advisory Committee and would soon be meeting with the School Committee. The BOS was also in the process of reviewing some financial policies with Finance Director Alex Magee.

Review of Open Grants

- **Town Hall Renovation, Addition, and Preservation Project:** Laurie Wilson had no updates to report.
- **Patton Park Tennis Court Renovations:** Ms. Wilson said she thought everything was fine regarding the tennis courts, and the CPC could vote at the next meeting to close out the grant, which would return the \$4K in funds not used back to the CPC.
- **First Congregational Church of Hamilton, Belfry and Clock Tower Renovation:** Ms. Wilson said she had completed the last document to send to the State Historical Commission. Getting the necessary signatures was difficult due to people working remotely. The belfry and clock tower project is expected to begin in the spring.

Update on the Hamilton Wenham Regional School District Athletic Facilities Improvement Working Group and The Hamilton Wenham Towns United for Recreational Fields (HWTURF) Fundraising Group

Mr. Butler said meetings are now being held at a pace of one per month and are becoming more formal. Gale Associates is under contract to fit 6 tennis courts behind the high school. They will be checking the site boundaries and wetlands delineation to determine the space. There is no cost estimate yet and they need to determine how to phase the project. Mr. Butler reviewed his meeting notes:

The Nov. 1 meeting was held at the HW Regional High School Small Conference Room from 6 to 7:15 p.m. Attendees included HW School Department Facilities and Operations Manager and Working Group Chair Tom Geary, Hamilton CPC Chair Jay Butler, Wenham CPC Chair Patrick Waddell, TURF Fundraising Coordinator Peter Gourdeau, School Committee Rep Michelle Horgan, HW Schools Superintendent Eric Tracy; HW Recreation Director Sean Timmons, HW High School Athletic Director Craig Genualdo, HWRHS Principal Bryan Menegoni, HW Youth Lacrosse Rep. Kalleigh Faldi, Gale Associates Principal-in-Charge Jon Lindberg, and Gale Associates Project Manager Kathy Hervol.

- Gale Associates is currently tweaking the athletic facilities layout to add 6 tennis courts and working to recheck boundaries on wetlands and renewing permits previously granted. Gale will be on site in November.
- Project includes: 6 tennis courts, artificial turf softball field, artificial turf baseball/multi-purpose field with dugouts, artificial turf football field, new track and related facilities, and new bleachers.
- One previously granted permit was for lighting over the baseball, football field, and track, to be shut off at 8 p.m. Mon.–Thurs. and 9 p.m. Fri. and Sat. with no lights in use on Sundays.
- Baseball/multi-purpose field needs 6 light towers at \$100k each.
- No lights to be provided on the softball field or tennis courts.
- The #1 priority for the project is the tennis courts due to large number of players and the costs to play on neighboring tennis facilities.
- Committee will get info. on the tennis courts and combine with costs estimated in 2015 along with an appropriate inflation percentage to establish a total project cost, likely over \$10M.
- No fundraising goal yet set, nor school dept. capital budget plan.
- No decision yet made on whether to break the project into phases vs. doing it all at once. Gale Assoc. said that doing everything at once would take 6-8 months.
- TURF formal fundraising not yet started, nor 501c3 paperwork filed.
- Construction not likely to start before 2023. Gale Assoc. warned of delays with getting Turf material. Bids should be made in late 2022 to get material by 2023.
- Committee decided that the Hamilton and Wenham BOS and FinComs should be kept regularly informed of the committee's activities. Pat Waddell will handle Wenham and Jay will handle Hamilton by communicating with John McGrath and Sean Farrell. Communications to the public in general will be a focus of the committee.
- The School Dept. capital budget is to be presented at the 2022 ATM.
- The School Dept. will pursue access to the \$500K held in escrow for recreational fields at the 2022 ATM [Annual Town Meeting].
- No CPC grant ask until at least the 2023 ATM.
- Next committee meeting, Monday, Dec. 6, 2021.

Robert Preston commented that it sounded like a \$6M project and Mr. Butler said it will likely be \$10M plus. He said a number of permits had already been granted, such as one for lights on the football field granted by the Planning Board. He said they were also putting

lights on the baseball field but not the tennis courts or softball field. The tennis courts appear to be the first priority.

Mr. Preston asked if they would be folding in the turf field for football also as a soccer field. Mr. Butler responded yes. It was discussed that the School District would likely be putting something into its capital budget next spring for the project. Mr. Butler did not anticipate an ask to the CPC for this project until 2023. He noted that School Committee rep Michelle Horgan had mentioned to him that there might be a rep in Town willing to lead a [citizen's] petition for increasing the surcharge.

Update on CPC Web Page

Approval of 2021 CPC Plan

Mr. Butler said Ms. Wilson had done a tremendous job updating the CPC webpage and the documents appearing there as well as the 2021 CPC Plan. Ms. Wilson had forward the 64-page document to the CPC. Mr. Butler said the CPC will need to vote on the plan and proposed putting it on the next agenda. He asked the members to review it.

Other Business as Necessary

Mr. Butler said he had met with Kathy Walker, Director of Development for the Community House, and Executive Director Melissa Elmer. The two presented their plans to him for redesigning the outdoor space in front of the Community House. Mr. Preston said he was also going to be meeting with them soon. Mr. Butler said it was a \$200K project and they would likely ask the CPC for \$100K. He said it involved benches, chairs, and a fountain, and was being called a recreation project. He said the CPC would need to send a write-up supplied by the Community House to the state Community Preservation Association as well as Town Counsel to determine whether the project was eligible. Mr. Preston said it was a new edifice/pavilion and had nothing to do with the historical building or its upkeep. The CPC members were unsure how the project fit into any of the eligible categories. Ms. Walker was asked to hold up on making an application and to send a write-up instead.

State match info. is expected on the 15th of this month. Once the CPC has the payout info., Ms. Wilson will meet with the Finance Department to determine how much money in in the CPC's coffers. When the \$4M grant for the Town Hall project was approved at Town Meeting, it was based on a 3.25% municipal bond and Mr. Butler said he has no idea whether that percentage would still be the same. Also, building costs have increased greatly. It was discussed that the State match could be perhaps above 30% due to good revenues at the Registry. CPC members will receive notification regarding the match via email.

Ms. Wilson asked about the timeline for the grant on the Town Hall Project. It was discussed that the deadline for the start of construction is Nov. 15, 2022.



Pave The Way
The Campaign for The Community House Square

PROJECT SUMMARY

As we celebrate our centennial year after the collective hardship of the COVID-19 pandemic, we are inspired to build on our organization's legacy with plans for **The Community House Square**, a new outdoor public space on the grounds of our property at 284 Bay Road.

This new and vital 'town commons' area will transform the front of our property and enhance the heart of Hamilton.

The Square will advance the mission of the organization in three ways:

1. Create New Community Space

The Community House Square will include an attractive, expansive patio featuring benches and table seating for public use. The upper portion will be fenced in, providing a child-safe area for community members with young children to connect. The lower level, with comfortable benches and an attractive focal point (perhaps a fountain), will provide our seniors a space to enjoy morning coffee or time catching up with friends. The patio will also provide open-air market opportunities for local business.

2. Strengthen TCH's Role as a Focal Point for Posterity

The Community House was built to honor local veterans who gave their lives in service during WWI. The Pave the Way campaign will give community members the opportunity to leave their own permanent mark on this historic property through the purchase of personalized engraved bricks.

3. Strengthen TCH Programs

The Square will offer a lasting, beautiful, functional space that benefits existing enrichment programming including The Kids Community, Stage 284, Friends Club.

PROJECT PLANS

Designs for The Square have been created by the professional team at Cole Landscaping, a premier landscape design firm with 25 years of experience of superior service on the North Shore. We have attached the current design for your review.

Cole Landscaping will complete the project before October of 2022 under the direction of our Board of Directors.

PROJECT LEADERSHIP

This is an ambitious project for our small nonprofit, but 100 years is an extraordinary milestone. Our Board of Directors is committed to the success of this project. Most importantly, our project committee members (marked with asterisk), are established leaders with experience directing complex, high-profile initiatives.





President: Christina Comparato*, Hamilton
Vice President: John Collins, Hamilton
Treasurer: James D. Mark, Wenham
Secretary: Abby Pardee Albrecht, Hamilton
Caitlin Bard, Wenham
Kenneth R. Brand, Hamilton
Barbara Cole*, Hamilton
Jen Daniels*, Hamilton
Stephen Decatur, Jr., Hamilton
Jonathan D.H. "Bo" Lamb, Hamilton
Sona Revette, Hamilton
E. Randall Smolik*, Wenham
Thad Steward, Hamilton
Elizabeth B. Tangney*, Wenham
Amy Wallick*, Wenham
EJ Weldon, Hamilton
Jen Whitman, Wenham
Ken Wilson*, Hamilton

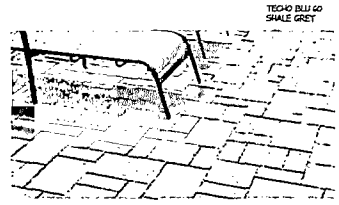
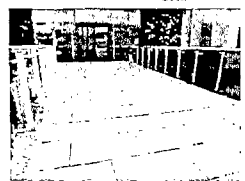
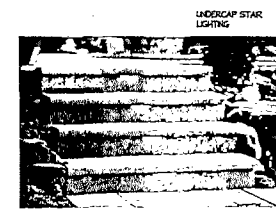
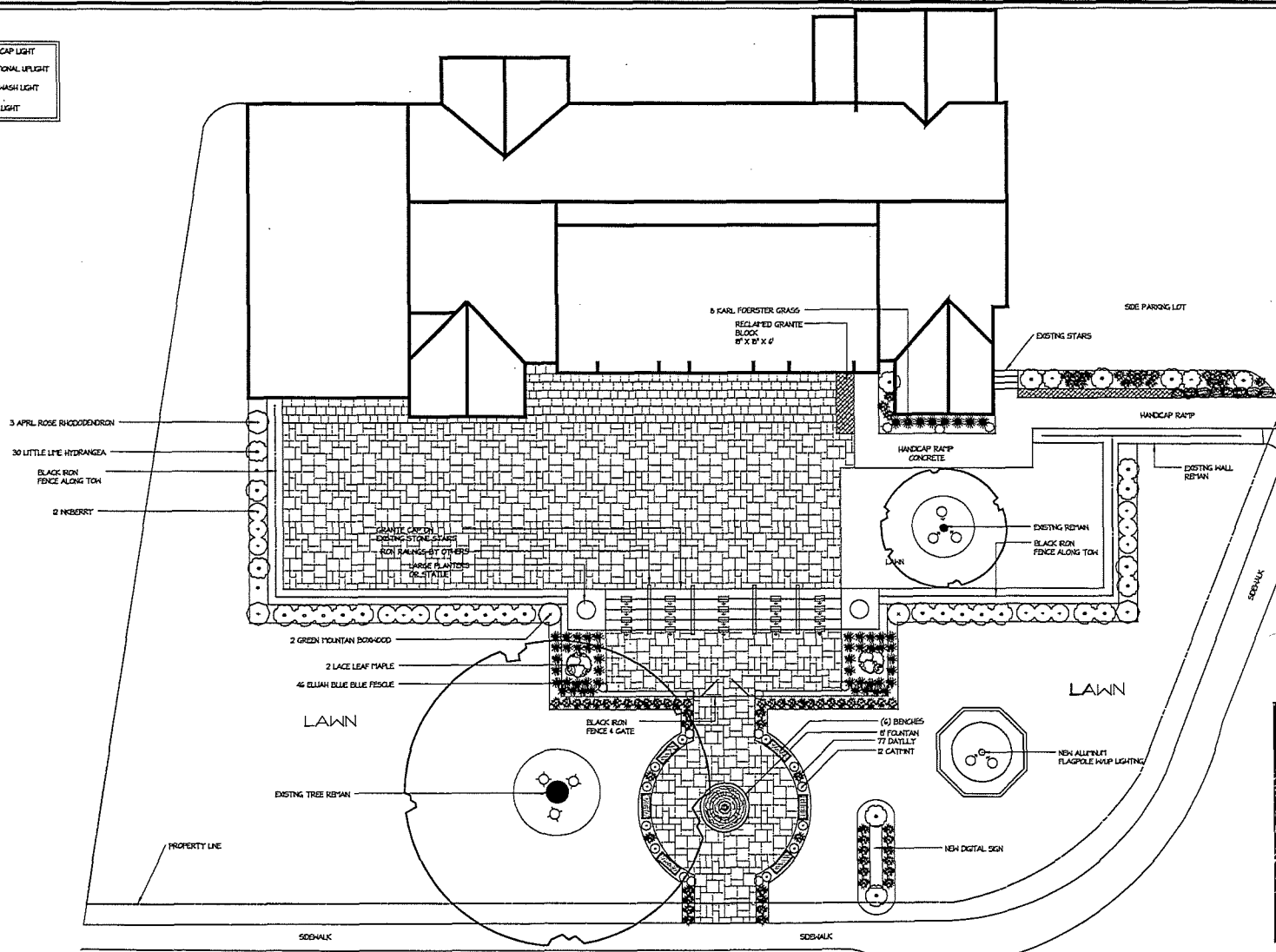
CPC & TCH: OUR SHARED MISSION & VISION

The Community House is dedicated to enrichment through arts and events that promote togetherness and strengthen the community. The Community House Square is destined to be a thriving and welcoming space in the heart of Hamilton where residents can meet, gather, and enjoy time with neighbors, family and friends.

We are inspired by the commitment of the CPC to enrich the lives of everyone who lives, works and plays in Hamilton through their generous support. The Community House is abundantly grateful for your past support. Now, we look forward to partnering with you on this initiative to create a beautiful new recreational space for people of all ages to enjoy.

Please contact Kathy Walker at 978-857-5311 or kathy@communityhouse.org for more information.

-  UNDERCAP LIGHT
-  DIRECTIONAL LIGHT
-  HILL WASH LIGHT
-  PATH LIGHT



BAY RD

Community House LP 3			
284 Bay Rd Hamilton MA			
client:	date:	revision:	
scale: 1" = 8'	8/10/2021	3	
drawn by:	checked by:	drawing #:	
Joseph Kluffs	Greg Cole		