



Town of Hamilton

Town Manager Report

For November 9, 2023

Town Manager			
1. Master Plan	1. The Master Plan Steering Committee (MPSC) recently completed a Saturday public engagement event at the Miles River Middle School, where the Committee and our consultants from Barrett Planning Group engaged for more than two hours with residents who volunteered to come to the event and discuss the town's future.	1. Late 2023	1. <i>On-going</i>
2. Special Town Meeting	2. On Monday, Nov. 6 the Select Board, Finance and Advisory Committee, Planning Board, Community Preservation Committee and more than 100 residents gathered at the high school auditorium for a Special Town Meeting. Town Meeting approved funding for a Town Hall renovation project that will not require a debt-exclusion ballot question; voted to increase the income limits for the senior tax exemption program; authorized a new Home Rule Petition that will allow the senior tax exemption to be indexed to a higher income threshold in future years; approved a new septic loan program for town residents; and replaced the town's Stormwater Management By-law with a new more robust by-law. We appreciate the efforts of all Hamilton voters who came out on Monday night to review, discuss and support the town's work.	2. November 6, 2023	2. <i>Complete</i>
3. Brown's Hill Zoning	3. The proposed Brown's Hill Overlay District was removed from the Warrant for Special Town Meeting. The Planning Board, together with representatives of Gordon Commwell Theological Seminary and the select Board will continue to work on refining the by-law and partnering it with Development Agreement that is being	3. Ready for Annual Town Meeting	3. <i>On-going</i>

<p>4. MassWorks Grant and Hamilton Development Corporation</p>	<p>prepared for the Annual Town Meeting in April. The Seminary has recently informed the town that they intend to sell only a portion of the property and remain on the remainder of the property for the foreseeable future. The exact amount of land and/or buildings they are preparing to sell is still under negotiations, but should be made public before the end of 2023.</p> <p>4. The Hamilton Development Corporation will meet in a joint session with the Select Board on Monday, November 20 beginning at 7:30 p.m. The HDC will review its recent history; outline a number of projects they have been working on; and seek Select Board support for continuing the work they've begun through their application to the MassWorks grant program for infrastructure improvements in downtown Hamilton. Though the grant was not awarded at the time, the grant application lays out a nice proposal for roadway, sidewalk and infrastructure improvements to help make the downtown more appealing and welcoming to visitors and shoppers.</p>	<p>4. November 20, 2023</p>	<p>4. <i>On-going</i></p>
<p>5. Chebacco Road Paving</p>	<p>5. Work has begun on the Chebacco Road paving project, with contractors focusing first on the gravel road portion of the project, with the goal to get a binding coat of pavement onto the roadway before the first snow flies this year. Roadway drainage improvements, improvements to the already paved portion of the road and final top coat of the new road will all be scheduled to resume in the Spring.</p>	<p>5. Spring 2024</p>	<p>5. <i>On-going</i></p>
<p>6. School Feasibility Study</p>	<p>6. The next meeting of the New School Building Committee, feasibility study will be held on Monday, November 13, 2023 at the school administration building in Wenham. The work of the committee is currently focusing on establishing the best options for the replacement of the Cutler School, identifying possible locations, examining the school educational plans and associated costs and benefits of the various options. The committee, the Owner's Project Manager and the architects are still in the early stages of this work and it is important for residents to know that NO DECISIONS have as yet been made on any of the issues that are</p>	<p>6. Through 2025</p>	<p>6. <i>On-going</i></p>

<p>7. Board and committee meetings during Town Hall renovation</p>	<p>being reviewed by the School Building Committee.</p> <p>7. The Town Manager and the Executive Director of HW Cam are working on a plan that will allow the meeting room at the Hamilton-Wenham Library to be used for town board and committee meetings during the time that the Patton Homestead is closed for renovations. The goal is to allow the continuation of Hybrid Meeting capability at this site during the construction and allow HWCam to broadcast live from that meeting room as well. Additionally, some board and committees may choose to hold their meetings either at the Hamilton COA building, first floor or at the Multi-purpose room at the Miles River Middle School. In the meantime, the Select Board, Planning Board and others will be able to use the Memorial Room until construction starts at the Town Hall.</p>	<p>7. Winter 2024</p>	<p>7. <i>Through Fall 2025</i></p>
<p>8. New above ground town fuel facility</p>	<p>8. Construction has begun on the new above ground town fuel facility, which will ultimately allow town vehicles to fuel here in Hamilton once again. The construction is scheduled to take 2-4 weeks and the expectation is that town vehicles will be able to fuel in the Hamilton DPW yard by sometime in December.</p>	<p>8. December 2024</p>	<p>8. <i>On-going</i></p>
<p>9. Town Hall moving and closed to the public Fridays</p>	<p>9. Town Hall employees are scheduled to begin moving to the Patton Homestead beginning the middle of the week of November 13 and continuing through November 20, 2023. Following the Thanksgiving holiday all employees who are moving to the Homestead should be in place by then. "Town Hall" at Patton Homestead may temporarily remain closed to the public on Fridays as employees get settled into their temporary spaces.</p>	<p>9. Nov. 16 through Nov. 20, 2023</p>	<p>9. <i>On-going</i></p>
<p>10. Start of FY'25 budget process</p>	<p>10. With Special Town Meeting behind us and the move to Patton Homestead imminent, the town's Department Heads are entering their fiscal year 2025 budgetary and capital requests and the Finance Director and Town Manager working to complete the first draft of the new budget document that will be used to communicate budgetary priorities and challenges to residents and taxpayers beginning this winter.</p>	<p>10. Through April 6, 2024</p>	<p>10. <i>On-going</i></p>

<p>11. Deputy Fire Chief set to start</p>	<p>11. Congratulations to our incoming Deputy Fire Chief Daniel Sullivan, who will begin in his new role with the town on November 15, 2023. Sullivan, a Wenham resident and longtime volunteer firefighter there, was offered the job following an exhaustive search and assessment process that clearly identified him as the best qualified candidate for the job. Congratulations and welcome aboard to Deputy Chief Sullivan.</p>	<p>11. Begins November 15, 2023</p>	<p><i>11. Complete</i></p>
<p>12. 40B development proposed for Chebacco Woods</p>	<p>12. The developer who had been seeking a Special Permit to construct a Senior Housing development located at 133 Essex Street, has applied to the state for a Comprehensive Permit to construct a partially affordable housing project on the site. The Select Board has engaged with well-known 40B attorney Amy Kwessell of KP Law to represent the town's interests in the matter. If the developer is awarded a Project Eligibility determination, the developer will have up to 2 years to apply to the Hamilton Zoning Board of Appeals to begin construction of their project.</p>	<p>12. To be determined</p>	<p><i>12. To be determined</i></p>