

**Town of Hamilton
Community Preservation Committee
July 31, 2013 Minutes**

Attendees

The meeting was held in the Memorial Room of Town Hall with the following Committee members in attendance: Jennifer Scuteri, Tom Catalano, Ed Howard, Jay Butler, Ray Whipple, Nepo Trepanier, and Robert Preston. Christine Berry, CPC Coordinator was present. With a quorum of CPC members present, the meeting was called to order at 7:30pm

Acceptance of Minutes from the May 9th and May 28th CPC Meetings

The minutes from the May 9th and May 28th CPC meetings were accepted.

Patton Park Pool Update

Sean Timmons, Recreation Director, was present to provide an update on the Patton Park Pool. Sean stated that he was hoping to get a feeling from the CPC as to how important the pool project is, and added that their input could help the Recreation Board shape the project. Sean reported that the Town has hired Weston and Sampson to do a preliminary design. A recent survey showed that 30-40% of the residents use the pool currently, but that 90% would use it if the facilities were improved. He said that 200-300 pool passes are issued each summer. In addition, the pool is used by 120-170 campers each summer. The pool is also rented to outside groups.

Jennifer Scuteri added that she recently walked the pool with Emily Sumner. She said improved facilities could allow families to spend more time at the pool. Sean reported that a new bathhouse and larger pool were very high on the survey. A larger pool would allow for more multi-use facilities. Early morning swim doesn't work right now because of the poor condition of the bathhouse.

Bo Preston asked whether the \$150,000 in CPA funds allocated for pool engineering and site planning has been spent. Sean reported that they are about to start that process. He added that if a new, larger pool is installed, the pool would open for an extended season; Memorial Day to Labor Day. Currently, it is only open from late June through mid-August.

Bo asked if it's been determined whether the site can even support a new pool. Tom Catalano added that septic for the bathhouse is an even more important determination than the pool. Sean said that George Ricker had recently evaluated the septic and, while they are still waiting for his report, initial findings show that the septic is in good condition and can likely be expanded. Tom asked where the groundwater table is; Sean said that is part of George's report. Ed Howard said that a sewerage study of downtown is very necessary. Sean said that Aquatic Engineering has been awarded the engineering and that they will look at what we want, what will it cost, and whether the site can support it.

Tom asked whether Sean has looked into the possibility of renting pool time at another facility. Sean said no. He said that cost to rent and to transport children makes it inefficient.

Jennifer said that the engineering needs to be completed quickly if we are going to have something ready in time for Special Town Meeting. Sean said that he is also hoping to sit down with the Wenham CPC and gauge their willingness to help fund this project. He said that a rough ballpark figure for the project is \$1.5-2million. Jennifer said that we cannot assume we will have the ability to privately fundraise for this project.

CPA Grant Updates

Patton Park Playground – CPA funds were used to cover a portion of the playground expenses; particularly the playground equipment. Fundraising has been completed, and there will be an event in late summer to celebrate it's opening. The safety servicing is being completed now, and then it will be ready for final inspections.

Patton Homestead – The Recreation Committee has walked the site and looked at the possibilities for passive recreation and athletic fields. It needs to be determined whether there can be adequate car space, and whether the copper beech trees can be relocated. Jennifer said that a rough road is going in for canoe access. Sean said they are looking at creating a small parking area for 6 cars for river access, and a small building for bathrooms and equipment.

Tom asked whether the pool or fields would be a higher priority for the Recreation Board. Sean said the pool is a higher priority. Jay asked if the Patton Homestead Committee has been dissolved. Jennifer said that the Committee is being revived, but with different members based on current needs. She said that Patton was on-hold pending the outcome of the Pirie project. Pirie would've been a better location and more cost effective option for fields. Jennifer said the B&B option for Patton is viable, but that the capital infusion needed to make it work is \$460,000. She also reported that the well is being closed.

Model T Building – Chief Stevens was present to give an update on this project. He stated that the site has been a problem. He said that he, Michael Lombardo, and Dave Hanlon have recently looked at other site possibilities. The Chief said they will go back to the ZBA for approval for a new site as a non-conforming use. He said it will be a prefab building on a slab, and that the DPW could do the work.

Jennifer said that we want people to be able to see it. The Chief said that the Model T will be 100 in three years. Tom asked whether it will still be covered by the \$35,000. The Chief thought that it would be. Tom suggested that the building be lit at night, and more windows included for visibility. Ed stated that there is a moral responsibility to finish the project.

Tom asked how we could help move it forward. Jay said it was important to stay within the original \$35,000 budget; that we would not want to go back to Town Meeting for more funds. The Chief said he is hoping to have it in by winter.

Hamilton- Wenham Community House Exterior Renovations/Cupola – Bo reported that the project is coming along nicely, and within budget. He said it is being completed in three phases, and that they hope to have the cupola re-installed before the start of the school year. He reported that Wenham CPA did contribute funds to the project.

Community Preservation Plan Update

Christine circulated an updated draft of the Community Preservation Plan. It now includes recommendations from the new Recreation Master Plan and the new Housing Production Plan. It was noted that the Plan sounds like the CPC is very proactive, whereas now people are aware there is CPA funding available, and applications come from the outside. Ray noted that the CPC was originally concerned that we wouldn't get applications.

Ed noted that we need to have a downtown sewerage study completed; and could CPA fund that? It could possibly fall under community housing. Bo stated that we can't do community housing or recreation near downtown without it. Tom thought that that needed to be decided at an All-Board Meeting. He suggested the Meals Tax pay for that. Tom also added that the Town needs better GIS capabilities. Ray added that the water table in downtown is an issue.

Open Grant Discussion

It was noted that there needs to be better tracking of some grants, such as the \$125,000 given to the Municipal Affordable Housing Trust. Those funds have still not been spent. Christine said she understood that they were waiting for the Housing Production Plan to be completed before spending. It was also suggested that affordable housing does not need to be near the train station. Many people in low-paying jobs drive to their place of employment (e.g. Danvers). Jennifer noted that we would sell high-end affordable housing in Town. Jay said there are questions about some projects, how they are progressing, and it seems like a lot of money to have sitting around.

Scheduling for August Meeting

The CPC agreed to forgo the August Meeting, and resume meeting in September.

Meeting Adjournment

The meeting was adjourned at approximately 9:45pm.