

**Town of Hamilton  
Community Preservation Committee  
October 3, 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, Nepo Trepanier, Bo Preston, Ray Whipple, Peter Britton, and Keith Glidden. Christine Berry, CPC Coordinator was present. Michael Lombardo, Town Manager, Sean Timmons, Recreation Director, Scott Maddern, Selectmen and Deborah Mena, Finance Director, were also present. With a quorum of CPC members present, the meeting was called to order at 7:30pm

**CPA Application for Patton Park Pool**

Michael Lombardo presented the request for CPA funds for the Patton Park Pool project. He reported that the Recreation Board voted move forward on pool option #2, which has a project cost of \$2.5 million. This option would include a kiddie pool and a 6-lane zero entry pool. Michael said the timing is critical for this project, and that they would like to start the project this winter. The best-case scenario is that it would be completed in July 2014.

Tom Catalano asked what the cost would be to keep the existing pool going. Sean said that Weston and Sampson gave us 3 options, and that all 3 options included a complete renovation of the pool, deck, pump-house, septic and bathhouse. Sean said that all the water in the pool needs to be re-filtered every six hours and that we are not able to support that requirement. Zero entry gives the greatest chance to run concurrent programs for multiple age groups. Similar communities, like Weston, offer special pool events for residents at their pool. Weston and Sampson also ran projected expenses and revenues as well. The pool would become an important resource; it would be more than just a place to swim.

Michael reported that the \$2.5 million cost is with contingencies. He said that the landfill, once bid out, came in much less than expected through the RFP process. He hopes that that will be the case with the pool as well. He said he isn't looking to spend every dime, but does want to make sure costs are covered. He said they would work furiously to get the price down below \$2.5million. Michael added that it would cost approximately \$200,000 to demolish and reclaim the pool site.

Peter Britton said \$2.5million is a significant request when we don't yet know what Wenham will do. He said he's concerned and asked what the contingency will be if Wenham doesn't contribute. Jennifer said Sean has been trying to reach out to the Wenham CPC since July 2012. She said that they never voted the \$50,000 request for the engineering. Sean said that he asked to meet with the Wenham CPC again in July 2013, with no success. Michael said that they are trying to help Wenham come to a decision, but that they need to request the full amount from the Hamilton CPC. Jennifer said that we will need to look at Wenham paying non-resident fees if they do not contribute. She said that Weston receives \$200,000 in annual revenues from non-resident pool fees. Tom asked whether revenue would go to operating

costs or paying down the bond debt. Michael said they could look at that. Keith Glidden asked how the joint Recreation Board would work if Wenham would be a non-resident. Bo Preston asked how this will impact other potential CPA projects on the horizon such as the Patton Homestead, recreation fields, etc.

Scott Maddern said that the new Patton Park playground gets used a lot, and makes you proud to be a Hamilton resident. The park is used all day long, and gets used even more every time we improve it. The pool is fundamental to the park and the summer camp program. The pool is not new news. Wenham participated fully in the Patton Park Pool Committee. The pool is at the end of its life. It loses 2 inches of water every day. It is not repairable. We will have to close the pool if the CPC doesn't put this before Town Meeting. Twenty-eight percent of this project would be funded by the State through its match. This project has had a long period of development and needs to be decided by Town Meeting. The CPC moving forward allows the Town to move forward.

Jennifer said that we should not assume that it is okay for CPA to pay for the site prep for turf fields. That has not been tested. Tom said that there would be better payback at a turf field.

Michael said that the pool was the highest priority of the Recreation Master Plan. He asked how you get a price on families coming together? Jennifer added that we cannot entertain an application of a turf field. Bo asked whether we anticipated draining our coffers for other projects. Jennifer said the Patton Advisory Committee is not entertaining an affordable housing request to the CPC. Bo said that the CPC needs to think about other CPA opportunities in Town. Michael said that it is premature to think anyone is going to come to the CPC with an application for the Patton Homestead.

Tom expressed interest in not taking up over 50% of our CPA revenues for other projects. A Town Hall renovation or community housing project might be coming. Peter asked if we could wait for Annual Town Meeting to vote? Michael said that the asset has failed and it is one that is critical to the summer park program. There was significant private funding for the playground, and that took 18 months. We know there will be some component of private fundraising, but don't know how much.

Tom thought that if we fund the whole amount, that we will take the pressure off Wenham. Ray expressed concern that the CPC hasn't been able to talk amongst themselves about the pool. He thought there were other opportunities such as Bradley Palmer, Chebacco Lake, beaches, etc.

Jennifer said this is the Community Preservation Committee. The pool and Donovan numbers are not that different. The Council on Aging believes more seniors will use a new pool. Wenham will have to pay us back through fees.

Keith Glidden said that the pool cannot wait. The Town needs to decide. He said this is an eligible use of CPA funds. He said we do need to compare it to other projects, but that this is

one of the better projects he's seen. There is not one of this magnitude to compare with. He said Wenham is an issue, but that we should not deny the residents the opportunity to vote.

Michael said he'd be willing to reduce the request to \$2.3million. Ed said he is uncomfortable with the time pressure. He does not think the project is sellable at Town Meeting and asked if we can do a two-phase approach. Sean said that all the infrastructure would have to be built to support the project. He said the kiddie pool is really an incremental cost.

Dave Carey, a member of the Hamilton Development Corporation, spoke in support of the pool. He said that anything that enhanced the downtown is helpful. He thought a pool of this magnitude would be great. One member of the public said that Hamilton is a community of doers, young families who want to stay here. Another member of the public felt there was no way that Wenham was going to contribute to the pool, and that he doubted the park program was going to fall apart.

Deborah Mena stated that we can go over the financing which shows we can finance the pool and other projects. She also felt that the Recreation Board would certainly consider using some of the pool revenue to help pay the bond. Michael suggested using some cash and financing the rest.

Jeff Hubbard said that Wenham has felt very rushed. He also said that he heard that the pool can be repaired. He felt that the size and scope of the project was too big. He said we have trouble maintaining our existing assets and that we should scale it down.

Michael responded saying that there were some factual inaccuracies. He said codes and standards have changed. We cannot repair the existing pool. It is structurally unsound and that it is not too big based on our demographics.

Chad Sumner said that once the playground was built, it has been packed. He predicted that we'll have a bather load problem at this pool if renovated. A new pool would be a centralizing, cohesive piece for our town.

Jay asked what will happen if it fails at Town Meeting. Michael said he will not repair it and would seek funding for its demolition.

Peter made a motion to recommend \$2.5million in CPA funds be appropriated for the renovation of the Patton Park Pool. Tom made a motion to amend to Peter's motion that the CPC vote to use \$540,000 in CPA undedicated reserves and to finance the remaining through a long-term bond. Bo seconded the motion to amend. Tom Catalano, Peter Britton, Keith Glidden, Bo Preston, Nepo Trepanier, Jay Butler and Jennifer Scuteri voted yes. Ray Whipple and Ed Howard voted no.

### **Patton Homestead Riverwalk**

Michael Lombardo presented the CPA application requesting \$35,000 in funding to construct a Riverwalk on the Patton Homestead and land owned by Essex County Greenbelt Association. It will be constructed as boardwalk and is not currently designed. It will need to go through the permitting process. A large portion will be completed with volunteer work. The existing roadway cannot be improved, but can be used for pedestrians. Jennifer said that Greenbelt will donate Americorp services for the project. Tom noted that REI helped fund some of the trail improvements at Willowdale, and that we may be able to get some similar type of grant.

Tom moved that the CPC vote to recommend \$35,000 in CPA funds be appropriated for the designed and construction of the Riverwalk. Ed seconded. The vote was unanimous.

### **Patton Park Signs**

Jennifer said there is currently no sign that says Patton Park. Michael said that the Town can take care of that issue without CPA funding. He'll also need to work on that with the ZBA. New signage may even come out of the Patton Park pool project.

### **Downtown Lanterns and Trees**

Jeff Hubbard, speaking as a resident, reported that he has found communities that have used CPA funds to cover the project costs of installed trees and lanterns. He has also found an original lantern that we can replicate. Tom added that Jeff found an oil lantern, but is proposing to use gas lanterns.

Christine reported that she consulted with the Community Preservation Coalition and they felt the project did not qualify for CPA funds. The Coalition advised that you cannot "replicate" under CPA, and that it sounded like a downtown improvement project, which is not a purpose of CPA. Further, the Coalition expressed concern about what the historic resource was being preserved. Hamilton's downtown is not in our historic district.

Jennifer suggested Town Meeting vote to hold back some of the Meals Tax money to pay for the lanterns. Tom said that he supports the project, but felt there should be a more appropriate funding source. Jennifer added that there is a lot of visioning going on for downtown right now.

Tom suggested we consult with Town Counsel on the request. He suggested that maybe there is some portion we can fund, but that the burden should be on businesses and the Hamilton Development Corporation.

### **Meeting Adjournment**

The meeting was adjourned at approximately 9:35pm.