

**Town of Hamilton
Community Preservation Committee
January 13, 2011 Minutes**

Attendees

The meeting was held in the Memorial Room of Town Hall with the following Committee members in attendance: Ray Whipple, Ed Howard, Leigh Keyser, Jay Butler, Peter Britton, Peter Dana, and Ben Ricker. Christine Berry as CPC Coordinator was also present. With a quorum present the meeting was called to order at 7:30pm

Acceptance of minutes from November 18th CPC meeting

The minutes from the November 18th CPC meeting were accepted.

Review of FY12 CPA Applications

Post 194 American Legion Building

An application was submitted by Post 194 of the American Legion. Tony Heath was present to discuss the proposal. The American Legion is located on School Street in Hamilton, the building was the second school house in Hamilton. The Legion is looking to make improvements to the building to make it more energy efficient, including conversion of the boiler and water-heater to gas, replacing the single-pane windows and doors. The Legion has invested funds previously in the building such as making it ADA compliant. The Legion allows the Town to use the building for meetings and other purposes for no cost. Portions of the building are still original such as the third floor which still has the original staging. The building is currently owned by the American Legion. The Town retains the Right of First Refusal. The building was built roughly in the early 1900s. The Legion wants to retain the outside of the building.

The American Legion was established in 1919 in Paris, France. The three pillars of the American Legion are Americanism, Children and Youth, and Community Service. The American Legion sponsors the Town's Memorial Day and Veteran's Day activities, Wreaths Across America, Honor Guard, Girl's and Boy's State, scholarship programs, veteran's family emergency fund, and more. The American Legion paid for and built the pool at Patton Park, and continues to maintain the pool and bathhouse.

Peter Britton inquired whether other communities have awarded CPA funds. Christine said that she would research that question. The Legion receives funds from dues, raffles, hall rentals, and fundraisers. The bar does not generate much revenue. They receive no outside funds. Ray Whipple noted that there is no question the Legion contributes to the public good. Christine noted that in order to be eligible for CPA funds, the building would have to be eligible for listing on the State Historic Register or the HDC would have to determine the building to be significant to the history of the Town.

Peter Dana suggested that the CPC conduct a site visit of the building. Jim Hanson discussed the proposal details which includes replacement of the furnace, door and window replacement of the previously replaced single-pane windows. They do not believe there is asbestos in the building. Ed Howard reminded the proponents that following a recommendation from the CPC, the project must be approved by Town Meeting.

Ed suggested that there be a two-fold motion; (1) to conduct a site visit, and (2) research for other CPA funds being used for an American Legion building. Jay Butler was interested in

understanding the extent to which the public was able to access the building. Tony explained the various levels of memberships including Auxiliary membership, Junior Auxiliary membership, Sons of the Legion and Club 194 members. Tony reported that it was unlikely that they could solicit any significant outside funds for this project.

Christine will coordinate with Tony to schedule a site visit.

Hamilton Housing Authority Generator Request

Leigh Keyser reported that he and the Hamilton Housing Authority (HHA) authorized the expenditure of HHA funds to pay for electrical work and generator for Lamson Hall. Chief Stevens had expressed serious concern previously for the fact that the HHA did not have generator availability in case of emergency.

Ed Howard reported frustration that the Town does not have a functioning emergency management director. The Fire and Police Chief should not be the emergency management director. \$3,000 in funds are appropriated each year with little going to emergency management. There is an emergency management plan in place, but it is in a safe in Town Hall and not accessible. There are no dedicated spaces for food storage, cots, etc. Peter Britton suggested that the CPC would not be the sponsor of this, but that an interested citizen should reach out to the Board of Selectmen.

CPA Signage

The CPC had expressed interest in the past in installing temporary signs at the site of CPA projects that are underway. CPA administration funds could be used for the signs. Christine updated the text for the sign and secured quotes for various size signs. Peter Dana asked if the Committee could see a sample of the sign material. Christine said she would work to get a sample of the sign material before the next meeting.

CPC Name Plaques

Ed Howard suggested at a previous meeting that the CPC consider having name plaques for their meetings. The cost for the name plaques would be roughly \$16.50 each. A motion was made and seconded that the plaques were not necessary. Ed Howard and Jay Butler abstained. The motion passed.

Firehouse Place Affordable Housing Restriction – Admin Request

As part of the Firehouse Place CPA project on Railroad Avenue, the Town will be holding an Affordable Housing Restriction (AHR). Our portion of the legal costs are estimated to be roughly \$2,500. Peter Britton made a motion to approve the use of no more than \$3,000 of CPA administrative funds to cover the legal costs associated with the AHR. The motion was seconded, and unanimously approved.

School Street Well CPA Project Update

The School Street Well was an approved CPA project from FY07 for \$30,000. There has been no movement on the project over the past several years. At this time, John Tomasz would like to cancel the project. Christine wanted to notify the Committee as this is the first time a CPA project would be closed out without having begun. Christine stated that John felt the well already enough protection. The State has restrictions in place that would prevent any development within a 400 foot radius of the well. Christine stated that she needed to speak with Deborah to get a better sense of what is required to close out a CPA project. Christine suggested at a minimum a formal letter from John stating his intention and request to cancel the project. Ray inquired whether a Town Meeting vote was required to cancel the project. Christine thought that the funds would have to be reallocated to the

Open Space Reserve since it was an open space project. Christine will speak with Deborah and report back to the Committee at their next meeting.

Meeting Adjournment

The meeting was adjourned at approximately 9:15 pm.