

**Town of Hamilton  
Community Preservation Committee  
June 11, 2009 Minutes**

**Attendees**

The meeting was held in the Memorial Room of Town Hall with the following Committee members in attendance: Tom Catalano, Ray Whipple, Jay Butler, Peter Britton, and Chris Davis. Christine Berry as CPC Coordinator was also present. With a quorum present the meeting was opened at 7:45pm.

**Acceptance of minutes from March 12<sup>th</sup>, April 9<sup>th</sup>, and May 4<sup>th</sup> CPC meetings**

The minutes from the March 12<sup>th</sup>, April 9<sup>th</sup> and May 4<sup>th</sup> CPC meetings were accepted.

**Status Update on all CPA Projects**

The CPC reviewed previously approved CPA projects, focusing on those that are still uncompleted. The repairs to the historic headstones are underway. The repairs will cost \$2,500, which leaves \$3,500 available. The CPC felt is appropriate to use any remaining funds for additional stone markers with text needing work at the cemetery. The School Street well protection project is still stalled. Christine will check to see who the current owner of the property is. Christine will remind John Tomasz that there is still significant funding available for the placement of lights and wiring at Patton Park. No progress has been made on repairs to the ceiling at Town Hall. More funding will probably be necessary to complete this project. There is concern about possibly having to move the staff on the second floor during construction and the length of time it could take to complete the project. A “dance floor” ceiling could be erected which would allow staff to remain during construction. The Woodbury Street Path is underway. (*Note: John Tomasz now reports August as a completion date.*) CPA funds for the landfill site assessment has almost been used in their entirety. Construction of the Model T building is stalled until a decision is made about the old Library. A decision is not expected until after the downtown charrette which has not yet been scheduled.

**\$2,000 CPA Gift Acceptance from Miles River Marsh Rats**

The CPC voted to accept the \$2,000 gift from the Miles River Marsh Rats to be placed in the CPA landfill appropriation. The CPC also approved the use of the \$2,000 for additional work at the landfill in keeping with the purpose of the original grant request.

**Fall Town Meeting CPA Applications**

There are projects at Town Hall which qualify for CPA funding under Historic Preservation. One of the most pressing projects is the replacement of the steps at Town Hall. Christine inquired as to whether the CPC would be willing to accept applications for funding to be approved at the Fall 2009 Special Town Meeting. This would enable the steps to be replaced prior to the winter season. The proposal is to replace the cement steps with granite. However, granite steps would not be historically appropriate to the building. It is believed wood steps were original to the building. A pre-treated tropical hardwood could be used for probably the same price as granite steps. Wood would require more maintenance. Tom will poll the Historic District Commission to see if they will approve the use of granite steps.

There may be other Town Hall projects worth exploring such as upgrades to the ramp or exploring the idea of a installing an elevator.

The CPC agreed to accept applications for STM but will not actively solicit applications as we do for ATM.

**Acord Pantry Affordable Housing Timing of CPA Grant**

Andrew DeFranza of Harborlight Community Partners inquired whether the CPC would allow the use of CPA funds for the purchase of the building. The original proposal was to use the CPA funds for the development of the units. Given the additional funding sources, such as the state grant, which have not been secured yet, the CPC felt using the CPA funds at this time may pose too much of a risk. However, if Andrew felt the project was in jeopardy, the CPC would consider allowing the use of the funds for acquisition.

The CPC also suggested that Andrew notify the Committee prior to any Town Board hearings/meetings so that a CPC representative can be there to offer support.

**CPC Chairperson**

The Committee voted to elect Tom Catalano as Chairperson to the CPC for Fiscal Year 2010.

**Meeting Adjournment**

The meeting was adjourned at approximately 9:00pm.