

**Town of Hamilton
Community Preservation Committee
November 13, 2008 Minutes**

Attendees

The meeting was held in the Memorial Room of Town Hall with the following Committee members in attendance: Tom Catalano, Ray Whipple, Leigh Keyser, Dave Carey, Peter Britton, Lindle Willnow, Peter Dana, and Chris Davis. A quorum was present. Christine Berry as CPC Coordinator and Bob Bullivant as Finance Committee liaison were also present.

Acceptance of Meeting Minutes

The minutes from the October 23rd meeting were accepted.

FY 2010 Requests for CPA Funding

Landscape Restoration of Hamilton Cemetery

Marcie Ricker was present to discuss this project which calls for the restoration of the landscaping at the entrance of Hamilton's Cemetery on Bay Road. This project would result in better sight lines and a more welcoming entrance to the cemetery. The fence in front of the cemetery dates back to the 1930s and is in need of repair. Marcie estimates it will cost between \$1500 -\$5000 to restore the fence. Marcie developed three landscape designs for the cemetery. The designs range from complex and most expensive to simple and less expensive. Each of the designs would result in removing much of the existing landscaping which is overgrown and placing new landscaping which will open up and frame the entrance in an aesthetically pleasing way. The simpler designs are very naturalistic, not "over-designed" and are very manageable. The most cost-effective design would cost approximately \$4000 and includes plants and labor. By working with DPW and volunteers the cost could come down even further.

Marcie said that some of the existing plantings could be re-used. Marcie will find a firm price for the fence and will complete the plant drawings using the more simple design. Marcie, Dave Carey, and John Tomaz will meet to review the proposal.

Window Replacement at Old Library

Madeline Liberti from the Council on Aging was present to discuss this project which requests \$10,000 in CPA funding to replace the downstairs windows at the old library. This cost estimate came from Norman Glass in Ipswich. Because the building doesn't currently have storm windows, the Committee suggested that first installing storm windows may be a more cost effective way to address the issue in the interim. The construction of the building was done in a way that is wasteful for heating. Tom Catalano will review the energy audit that was completed earlier this year.

There is no decision yet on how the building will be used. A master plan is needed. The floor was replaced last year without a master plan in place because there was a concern that someone would get hurt. Dave Carey will discuss the issue at an upcoming Board of Selectmen meeting. The CoA should also provide information to the Selectmen on what they are looking for in regards to the building. There may be other users who are interested in the

building. Hamilton is one of only a few towns without a formal senior center and there is clearly a need for such in our community.

HHA Kitchenette Renovation Project

Julie Martineau was unable to attend the meeting so Leigh Keyser presented an update on this project. The cost to replace the 40 units has increased significantly and there is no longer adequate funding to replace all units. Only 12 units can be replaced with the existing funding. Because the scope of work is so significantly less than what was presented at Town Meeting, the CPC felt it necessary to put a hold on the project until Julie could attend a meeting and describe the reasons for the cost increase. Christine will draft a letter for Tom's review asking the HHA to postpone the project until that time.

Accord Pantry/Affordable Housing

Jared Ward was present to discuss this proposal with the CPC. The building which houses the Accord Pantry and two rental apartments is currently for sale. Jared is interested in exploring the possibility of acquiring the building using a combination of CPA funds and private dollars. The first floor would remain in use by Accord, and the second floor apartments would be designated as affordable units. As compensation for use of CPA funds the Town would acquire deed restrictions on the apartments designating them as affordable in perpetuity. Jared proposed that CPA funds cover approximately two-thirds of the purchase price, or approximately \$270,000. The remainder would be raised privately. The building would be owned by a to be formed non-profit corporation.

This may be a project that Andrew DiFranza can assist us with. Andrew is with Harborlight Community Housing and has expressed interest in assisting Hamilton with creating affordable housing. Andrew will be attending the CPC's December meeting. Christine will provide Jared with Andrew's contact information.

Request for CPA Administrative Funds

HWRHS Ferrini Auditorium Engineering Study

Charlotte Lidrbauch was present to discuss this proposal which requests approximately \$15,000 in CPA administrative funds to complete an engineering study of the Ferrini Auditorium at the HWRHS. The auditorium is in need numerous repairs, removal of asbestos tile, new lighting, seats, etc. The engineering study would be used to determine the scope of repairs and improvements needed for the auditorium. The project proponent (Friends of the Arts) put forth a request stating that the auditorium, built in 1960, is significant to the history and culture of the Town as it is the site of our Town Meeting and middle and high school assemblies and musical and theatrical performances. The HDC has not designated the auditorium significant to the history or culture of the Town.

The CPC agreed that there is no question that the auditorium is in need of these repairs but questioned whether it is an appropriate use of CPA funds. Funding this type of project with CPA funds would diminish the purpose of CPA and raise many questions. While Town Meetings have been held there over the years, there are alternative meeting spaces such as the Pingree School. The school is not historic and the auditorium is part of the school and is not a separate structure. If Hamilton were to contribute CPA funds, Wenham would also need to contribute. The CPC asked Christine to check with Community Preservation Coalition to determine whether there is any precedent for CPA funding this type of study.

Note: Subsequent to the meeting, Christine contacted the Coalition and they advised the CPC not to fund such a project as it was outside the bounds of CPA.

H. 4820 - New CPA Legislation Support

Christine reported that the Community Preservation Coalition has filed new legislation which would keep the state match at 75% through increased Registry of Deeds fees and change the recreation allowable uses to include repairs to existing recreation uses. The Coalition has requested that communities CPCs, selectmen, recreation boards, historic commissions, etc send letters to their legislators asking them to support this legislation. Christine will read through the legislation, summarize it, and draft a letter of support for the CPC's review.

Meeting Adjournment

The meeting was adjourned at approximately 9:00pm.