

**Town of Hamilton
Community Preservation Committee
November 12, 2015 Minutes**

Attendees

The meeting was held at Hamilton Town Hall with the following Committee members in attendance: Vice Chair Jay Butler, Ray Whipple, Shawn Farrell, Ed Howard, and Peter Britton. Director of Planning and Inspections Patrick Reffett, Community Projects Coordinator Dorr Fox, also present. Jay Butler called the meeting to order at 8:15 p.m. because the CPC had to wait for a quorum of CPC members to be present.

Acceptance of minutes from September 10 and October 8, 2015 CPC meeting

Peter Britton moved to approve the September 10 and October 8, 2015 minutes. Ed Howard seconded the motion. VOTE: Unanimous.

Future Projects Table

Discussion ensued about list of CPA projects for future grant requests where the Committee assigned a letter grade (A – clearly eligible, B – in the middle, or C – no imminent grants expected) denoting how far along they are in the planning process.

1. Community Housing – Hamilton Housing Authority, \$138,000 – A
2. Community Housing – Paint Union Street house, \$10,000 – A
3. Senior Housing Development, \$47,000 – A
4. Town Hall expansion (2017) – spatial analysis, construction documents, \$250,000 – A
5. Preserve pictures passed at STM
6. Artificial turf field at High School, \$200,000 – B
7. Patton Homestead renovation, \$250,000 – B
8. HW Community House (2018), heating/cooling, \$50,000 and repointing slate roof, \$50,000 – B
9. Patton Park garage, \$50,000 – B
10. Playground at Fairhaven Field, \$12,500 – B
11. Affordable Housing Trust (2018), \$500,000 – B
12. Historic preservation of Town Hall, \$2 million – A
13. Donovan Field grading, drainage (2019), \$100,000 – C
14. Feasibility study for Chebacco Lake beach (2020), \$25,000 – C
15. Sledding at Donovan Hill – C
16. Historic preservation at COA second floor (2017), \$203,000 – B
17. Hamilton horseshoe club (2016), \$50,000 – A

Schedule Leading Up to Town Meeting

Discussion ensued about how November 30 is the eligibility deadline for CPA projects at ATM. Also addressed was how CPA project funding request for Winthrop School

playground raises concern about using CPA funds for school projects. This type of project could potentially be funded by private funding (i.e., the HW Ed Fund).

The CPC's next meeting is on December 10, January 11 is when the CPC will receive project applications for CPA funding, and January 14 is the first CPC meeting in 2016.

Project Evaluation Scoring System

Discussion was on system designed to consider general criteria for historic preservation, recreation and open space, community housing when evaluating CPA funding eligible projects. It was noted that the ranking of projects would not be binding but the system would be used relative to project eligibility and funding approvals. The Committee agreed that the Community Projects Coordinator Dorr Fox would use the scoring system to develop an initial ranking of projects that the CPC could review.

CPA Surcharge Increase

Discussion ensued about considering changing the CPA surcharge from 2% to 2.5% or 3% and that this would require a citizens' petition for a Town Meeting warrant article leading to a ballot vote at the Town election. Communities with 3% CPA surcharge are eligible for an extra round of the state match funds. Fox will research whether a vote to go to 3% could be conditioned to go back to 2% if state law changes. Or if another citizens' petition would be required to go back to the 2% surcharge if 3% is voted and adopted.

Sunset Clauses/How to close out a project

Discussion addressed how two-year sunset clauses cannot be put on CPA projects automatically as specified in CPA plan. As the CPC moves forward with CPA projects it needs to put a sunset clause in the warrant. In addition, the CPC needs to go back to Town Meeting to close out projects. Until recently the CPC voted to close out projects that were funded but never done without going back to Town Meeting. The Committee is now faced with reviewing meeting minutes from three years back or a long term member (i.e., Jay Butler) could come up with a list of projects that were never started (i.e., a few for Town Hall, and a fire engine building). These have to be brought back to Town Meeting to be formally rescinded. In the case where projects are completed and there is money left over the CPC can take the CPA money back and put it into appropriate CPA reserves. Discussion ensued about how CPA project applicants could be involved in the process of setting a sunset clause based on timing when a project is scheduled to be completed.

Adjournment

Howard moved to adjourn at 9:30 p.m. Farrell seconded the motion. VOTE: Unanimous.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST: _____
Thomas Catalano Chairman