

**TOWN OF HAMILTON  
BOARD OF SELECTMEN  
FEBRUARY 1, 2016**

The Board of Selectmen met at Hamilton Town Hall at 7:00 p.m. on Monday, February 1, 2016 with Scott Maddern, Shawn Farrell, Jeff Hubbard, Bill Wilson (via telephone) present. Town Manager Michael Lombardo, and Director of Planning and Inspections Patrick Reffett also present.

**Call to order**

Scott Maddern called the meeting to order at 7:00 p.m.

**Public Comment**

Henrietta Gates, 40 Bridge Street, and Robin Sears, 14 Bridge Street, spoke to letter signed by many residents opposed to the proposed branch office for the Institution for Savings at the former Hamilton Gardens site on Bay Road. A group of six abutters have appealed the Zoning Board of Appeals decision approving the proposed bank branch office in land court and are recommending that the bank withdraw its application. Discussion addressed ZBA decision of 2012 regarding lighting for former garden center. Planning Board member Rick Mitchell opined that the BOS should not intervene in the site plan review process especially in this case when the ZBA is involved in the appeal. Maddern noted sessions that have occurred regarding the Town's actions to revise the zoning by-law and upcoming related warrant article.

**Chairman/Selectmen reports**

Jeff Hubbard mentioned veteran's affairs and analysis of cost of services provided, turf field and how other resources than CPA could be investigated (i.e., recreation revolving fund, and \$500,000 from sale of Patton property). He opined about proposal for Institution for Savings on Bay Road and 2012 ZBA decision about garden center relative to abutters and value of residential properties in the area. Hubbard opined about how development has occurred in Town at the Patton property, Cumberland Farms, and T&M landscaping sites. He suggested that the ZBA bank decision should be a future BOS agenda item. In response to inquiry about amount of Town funds being spent on the lawsuit, Town Manager Michael Lombardo noted that Town counsel had provided an answer to the original lawsuit against ZBA but moving forward the action in land court would be between the abutters and bank.

health insurance, MAPC relative to policy decisions on municipal aggregation program, and wording in personnel policies relative to labor contracts and how these should be fine-tuned with labor counsel, and budget discussion meetings with Town staff.

### Consent Agenda

Maddern read the following items:

- Appoint David Santomenna to the Ad hoc Land Acquisition Committee
- Vote to accept gift from Hamilton Development Corporation - \$6,500
- Sign Town of Hamilton warrant for Presidential Primary Election to be held Tuesday, March 1, 2016.
- Permission sought by the organizers of the Annual Melody Miles Road Race to use Town roads for its 5K race to be held Saturday, May 28, 2016 at 10 a.m. Race begins and ends at the Winthrop School
- Permission sought by the Friends of the Hamilton Wenham Public Library to hang a banner from the posts on the lawn of the Senior Center promoting the Book Sale, March 19<sup>th</sup> – 24<sup>th</sup>. The banner will hang for two weeks: March 10 – 24.
- Approval of the January 19, 2016 – Regular Session Minutes

Hubbard moved to approve the Consent Agenda. Farrell seconded the motion. Roll call vote since Wilson was participating remotely: Hubbard, yes, Maddern, yes, Farrell, yes, Wilson, yes.

### Agenda

- League of Women Voters Civic Engagement Initiative – Carin Kale. Maryjane Brown

Discussion ensued about the LWV's civic engagement booklet and videos of Town officials relative to running for office. Candidates' night this year will be on March 23<sup>rd</sup>. Maryjane Brown and Dacia Rubel are focusing on the initiative and at Essex Tech 35 new voters were registered. This will also occur at HWRHS and Pingree School relative to the importance of voting. A civics meeting will be held on March 10. Former Police Commissioner Ed Davis will be hosted at a special event on April 28. Another event will be held in September with Professor Eric Lew at HWRHS.

Maddern entertained a motion to authorize the Planning Board to begin the hearing process for zoning articles precedent to ATM. The articles to be:

3. Consider rewrite revisions to Hamilton zoning by-law text
4. If above fails – an article to remove the expiration clause with the Senior Housing By-law (V.E.6) to allow it to be permanent

Farrell so moved. Hubbard seconded the motion. Discussion was on changes to bring the zoning by-law up to M.G.L. in Phase I, and Phase II would include changes that people can work with. Roll call vote: Hubbard, yes, Maddern, yes, Farrell, yes, Wilson, yes.

- Town Manager goals, discuss updates

The Board will review draft goals and discussion at a future Selectmen's meeting when all Board members are in attendance.

- Discuss town-wide survey

Discussion ensued on how most of the content of the previously used survey remains valid with some information taken out (i.e., remove question about whether or not the Town will adopt CPA, pool and street light projects), and questions added regarding zoning, and possibility of increasing CPA surcharge from 2% to 3%. It was noted that the state may begin funding CPA at a higher rate.

Discussion addressed if there should be questions about installing septic system to serve downtown (i.e., if betterments would be used) regarding Town interest in development downtown as well as if downtown improvements should be included in capital budget. The online survey would seek more than one response per household and assess interest in open space, master planning, housing, economic development, etc. Also mentioned was effort underway to decide how to tabulate results including written comments. As well as how the survey results would be presented to the Town.

Hubbard suggested questions should quantify how limited funding should be used (i.e., recreation and actual costs) in Town especially relative to managing the tax rate and CPA funds. In addition, if assessment would be done on expanding tax base (i.e., office space). He noted services available to tabulate data (i.e., survey monkey). Farrell will research online survey sites. Wilson suggested that a pie chart could be used illustrating tax rate divided into spending categories which could be helpful to survey respondents when answering questions. He added that changes that have occurred

Discussion ensued about topics including water enterprise fund – what is status of two, \$5 million appropriations, where would funds come from to purchase any land in Town, and whether or not to spend any further money on canoe ramp at Patton property, as well as community events and communication policy (cancellation of bonfire).

Maddern entertained a motion to adjourn at 8:49 p.m. Farrell so moved. Hubbard seconded the motion. Roll call vote: Hubbard, yes, Maddern, yes, Farrell, yes, Wilson, yes.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST: Shawn Faull  
Clerk