

TOWN OF HAMILTON
BOARD OF SELECTMEN
WORKING SESSION
JANUARY 9, 2012

Board of Selectmen met at Hamilton Town Hall at 7:00 p.m. on Monday, January 9, 2012 with Jennifer Scuteri, Marc Johnson, David Carey, Jeff Stinson and Jeff Hubbard present. Town Manager Michael Lombardo, DPW Director John Tomasz, Planning Board member Rick Mitchell, Special Water Counsel Ray Miyares and Marguerite Reynolds present.

Executive Session pursuant to M.G.L. c. 39, §23B(3) –Litigation Strategy

Jennifer Scuteri entertained a motion for Selectmen to go into Executive Session pursuant to M.G.L. c. 39, §23B(3) for the purpose of Litigation Strategy, as an open meeting may have a detrimental effect on the Town's litigation position, and Board will return to regular session. Jeff Hubbard so moved. Marc Johnson seconded motion.

Roll call vote: Marc Johnson, yes, Jennifer Scuteri, yes, Jeff Stinson, yes, Jeff Hubbard, yes, David Carey, yes.

Other business

Discussion about availability of water in Town for proposed Canterbrook senior housing project under Hamilton's water withdrawal permit and water registration volume. Town officials said the project that would likely be constructed in 2013 would not be a drain to the Ipswich River watershed.

Town officials plan to attend upcoming Planning Board meeting on the project to discuss water availability. The Planning Board has received a letter from the Ipswich River Watershed Association saying the project would be a significant detriment to the watershed and that nitrogen loading would overstress it.

Discussion about Town having lost population in the last few years so Hamilton is not close to drawing on the registered water capacity and science and facts do not support draining the watershed.

Proposed senior housing development will not require enough water to be a concern. A butter concern about runoff and draining related to flooding will be addressed by planned retention pond on site.

Also, proposed treated septic system will produce better quality outflow than currently exists from present use as horse farm at the site.

Boston Architectural College

Town Manager Michael Lombardo presented two proposed plans developed for the Town by graduate students from the Boston Architectural College to optimize space utilization and renovate Town Hall to serve patrons and employees better.

The plans reorganize the space in Town Hall by minimizing 30% of circulation space as well as moving storage and bathroom facilities to increase office, functional meeting, and storage space. The two proposals incorporated an elevator either within the existing structure or in an addition at the back of the building to provide better access throughout Town Hall.

Plan design focused on living within the shell of the building and providing proximity to similar departments to maximize work productivity. Historical elements such as the grand staircase would be preserved. Although it was noted that the vault in the Town clerk's office is undersized. Hallways would have glass walls for lighting and visibility to departments.

A wish list for any proposed renovation would include the ability to house the Recreation Department at Town Hall. Lombardo noted that the Recreation Master Plan will describe uses for Council on Aging.

Lombardo suggested that cost to implement either renovation plan would be between \$3 million to \$4 million. The intent is to increase municipal productivity and patron service at Town Hall for several decades. Details such as impact on septic system if addition were added at back of Town Hall would have to be addressed. Other considerations are installation of sprinkler system and energy efficiencies.

Town officials were generally in favor of renovation proposals with a preference for second plan, and satisfied with prospect of better use of Town Hall building.

Lombardo will develop a strategy that outlines cost estimates and budget price for Town Hall space utilization/renovation plans and present it to the Board.

Scuteri entertained a motion to adjourn at 9:14 p.m. Stinson so moved. Johnson seconded motion. VOTE: 4-0-1 since Hubbard had to leave the meeting early.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST: _____

Clerk