

Hamilton Development Corporation
April 15, 2015

The Hamilton Development Corporation met at Hamilton Town Hall at 7:30 a.m. on Wednesday, April 15, 2015 with Brian Stein, Bill Gisness, Rick Mitchell, Dave Carey, present. Consultant Rachel Meketon, DPW Director Bill Redford also present.

Call to order

Brian Stein called the HDC meeting to order at 7:30 a.m.

Approve April 1st Minutes

Gisness entertained a motion to approve the April 1, 2015 HDC meeting minutes. Dave Carey seconded the motion. VOTE: Unanimous.

Warrant for Bills

The warrant was for bills from HDC attorney, HDC meeting minutes time and Consultant Rachel Meketon's time for a total of \$1,298.41. Stein moved that the HDC approve warrant #1514 in the amount of \$1,298.41. Carey seconded the motion. VOTE: Unanimous.

The HDC summarized results of spring Town Meeting and noted that the Town can only advise how the Corporation uses its funding since it is a separate entity from municipal government.

ULI Technical Assistance Application

Discussion was on revisions to application regarding development opportunities under existing zoning by-law and infrastructure as well as existing businesses being allowed to have apartments, and maximum build-out potential under each (3-tier) development opportunity scenario (i.e., costs and benefit). Also mentioned was small scale allowable under existing by-law. Discussion ensued on parking and traffic solutions, housing types allowed, benefits of growth, business options, no big box stores or chains, and selective businesses appropriate to what Hamilton wants. The HDC reviewed questions to be addressed by the panel including land use planning and design and maximum development potential for village, financial benefit, etc. ULI study will be done in early summer (i.e., June 20) with report completed by summer and presentation at fall Town

Meeting. The Corporation agreed to go forward with the application after final changes are made.

Community Preservation Plan

Meketon reported that Community Preservation Committee is required to annually solicit input from the community on CPA project priorities. A letter was sent to boards and committees, residents are responding to a survey, and a public hearing will be held on Thursday, May 21. At the hearing there will be a short period of presentations by boards and committees, former grantees of CPA funds will speak and then public can provide feedback.

Discussion ensued about potential use of CPA funds for affordable housing (i.e., Firehouse Place, friendly Chapter 40B), if criteria is met for affordability described in Mass. state laws related to market rate rental housing eligibility. Meketon will check eligibility details including associated registration with Department of Housing and Community Development and report to Corporation. Moderate income in Hamilton is \$80,000 for a family of four as the qualification for affordable housing. The HDC will supply comments on the CPA plan to Meketon by May 11 in preparation for the May 21 hearing. The Corporation agreed that it supports need for housing options (i.e., apartments and condominiums) but would defer to Affordable Housing Trust to take the lead on affordable housing in Hamilton.

Old/New Business

Discussion ensued about the HDC's policies and procedures relative to models identified. Stein and Meketon are going to visit with Marlborough's HDC to discuss their policies and procedures since they have done with their downtown what the HDC would like to get done in Hamilton (i.e., implement zoning changes and ULI has done a TAP). Discussion was on potential future uses for Hamilton's landfill including a solar field. Also mentioned was photographs will be taken in Town for the HDC design guidelines collage cover of shopping center, community house, Talbot's store, and David Cutter's building.

Mitchell moved to adjourn the meeting at 8:17 a.m. Gisness seconded the motion.

VOTE: Unanimous.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST: _____

Brian Stein, President