

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

January 18, 2017

Members Present: Bill Gisness, Tom Goodwin, Rick Mitchell, Anthony Nikas, and President, Brian Stein

Coordinator: Dorr Fox

This meeting was called to order by Brian Stein at 7:35 am with a quorum established.

Minutes

Tom Goodwin made motion to approve the minutes of January 4, 2016.

Bill Gisness seconded.

Vote: Unanimous to approve.

59/63 Willow Street

Brian Stein said test pits had been completed and the data would be available soon. The cost was about \$2,000 including engineering fees. Charlie Wear would put together the soil information.

Brian Stein informed the members that he had attended the Affordable Housing Trust (AHT) meeting and spoke regarding Willow St. as well as answered questions regarding the HDC. It had been determined that 560 Bay Road would not move forward due to location, topography and drainage. The property was located right across from Bridge St. near the new bank and was considered to be a high traffic location. Bill Gisness said it would have been suitable for 20 to 30 units.

Kinsman Lane was a 20 or 30 acre parcel with a house, but only six or seven acres were buildable, according to Brian Stein. Dorr Fox said 40 units could be created on the parcel with access through Paddock Lane and no access via Kinsman Lane. Mr. Stein thought the developer would need to get approval from every person on the road. Willow St. might be useful to Andrew DeFranza if it were in combination with another property. Mr. Fox stated that he had checked with the Community Preservation Coalition and discovered that the Corporation could use CPC money even if the project turned into market rate housing, if there was a sincere effort to make it affordable. If the development wound up not becoming affordable, the Corporation could give the money back, according to Mr. Dorr. The AHT would request the money from the CPC.

Bill Gisness announced that there were two small scale developers that might be interested in creating a TOD development with market rate housing at Willow St. State funding might be available, according to Brian Stein. Members discussed having a feasibility study from an engineer and then a market study completed. Lynn Sweet could still work on the market study which would take three months to complete.

Dorr Fox suggested asking the AHT for funding for the engineering study because the CPC had given them \$200,000 the previous year to produce affordable housing. If the Corporation went to the CPC directly, the request would need to go to Town Meeting for approval. It was noted by Mr. Fox that Peter Britton was asking for another \$600,000, the Housing Authority for \$89,000 and Habitat for Humanity was asking for \$40,000, leaving the affordable housing money tapped out at this point.

Brian Stein said the Corporation should be able to provide information regarding building size and bedrooms. The members agreed to wait for the test pit information to come in for soil conditions then decide if a market study was appropriate. Mr. Stein would speak with Andrew DeFranza about his interest in the Willow St. site for affordable housing.

A group had come forth opposing the Winthrop School project site for both the 20 unit proposal with access through Tally Ho Road and the 60 unit proposal that had access through the COA property. The Town didn't have access to the land until the lease was up in seven years or if the lease was modified. The School Committee's decision was a complicated factor. The Fire and Police Chiefs were not fond of accessing housing close to their building. Brian Stein recalled that Jeff Melick, Planning Board Chairman had talked to Town Counsel and asked if he could be on the Planning Board and oppose the proposal. Town Counsel opined that Mr. Melick could oppose it as an individual, but if he were part of a group, he would need to resign.

The Willow St. property had always been thought to be a potential site for housing as it was downtown. Brian Stein thought Willow St. would have the least amount of resistance to affordable housing. Andrew DeFranza thought it was a great spot for senior affordable housing with about 20 units on the site. The cleanest path for a development would be under Site Plan Review. Brian Stein suggested going down both routes until the Corporation decided on one or promote affordable housing after having a convincing conversation with Mr. DeFranza. Mr. Stein added that he believed it was a good place for market rate multifamily housing and that if it were affordable, it would not be for Hamilton residents only.

According to Brian Stein, the Willow St. tenant was staying for now. In June, the mortgage would no longer be interest only. Dorr Fox would e-mail the bill to the tenant to have the tenant reimburse the HDC. The property was appraised at \$700,000 but the HDC paid \$600,000 for both lots. The Corporation hoped to sell the back lot for more than \$500,000 and keep the front building as the Hamilton Historical Society and the neighbors wanted to have it remain.

Brian Stein described his annual report meeting with the Board of Selectmen who asked how they could help the HDC. Mr. Stein suggested supporting the Site Plan Review process when the time arose. Dorr Fox would ask for a financial print out ending in December.

#### Hamilton Downtown Improvements

The barely visible Christmas lights were considered a nice gesture.

New/Old Business

None

Motion to adjourn made by Brian Stein.

Seconded by Bill Gisness.

Vote Unanimous to adjourn at 8:10 am.

Prepared by:

\_\_\_\_\_  
Marcie Ricker

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Attest

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Date