

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

January 4, 2017

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

Coordinator: Dorr Fox

Others Present: Peter Britton and Russ Tanzer (Affordable Housing Trust)

This meeting was called to order by Brian Stein at 7:30 am with a quorum established.

Approve Warrant

HDC 17-14 for \$2,565.42 included money for the real estate tax bill and \$120 for gas and electric at the 63 Willow St. rental property. The tenants, who moved into the property in October, had neglected to have utilities put in their name despite the fact that the lease required them to do so. Rick Mitchell suggested the tenants pay the bill. A letter would be written to the tenants to reimburse the HDC.

Brian Stein made motion to approve the Warrant.

Bill Gisness seconded.

Vote: Unanimous to approve.

Minutes

Brian Stein made motion to approve the minutes of December 7 and December 21, 2016.

Tom Goodwin seconded.

Vote: Unanimous to approve.

59/63 Willow Street

Brian Stein announced that he would attend the Affordable Housing Trust (AHT) meeting the following night to discuss the property at Willow St. The AHT had approached the HDC regarding the Willow St. property.

The HDC would also be going down a parallel path to attract a private developer as well as affordable housing. Charlie Wear and Brian Stein had met to discuss the general parameters for septic, stormwater, and siting of a potential building. Given the geometry of the parcel, there could be commercial use as well as 20 units with a 30 bedroom maximum in a 65' x 150' building. The building would comprise three floors, which met the height requirements, with septic and drainage under the parking area. Mr. Wear would do more analysis for a report, which would cost about \$3,000. Mr. Wear would look at soil maps to determine if there were reasonable soils for stormwater management, and septic.

Peter Britton said that Harborlight was faced with funding that would require at least 35 units. so the AHT was attempting to assemble properties to ensure attaining the threshold. Mr. Britton

noted that there was a certain urgency in an attempt to place housing where the Town wanted it rather than a hostile 40B project that may occur. Mr. Britton thought there should be engineering involved to determine where there was housing potential.

Peter Britton described two properties that would be discussed at the next AHT meeting, including 560 Bay Road and 7 Kinsman Lane, which would both go through the AHT process. According to Mr. Britton the 26 acre parcel behind Town hall was previously in Chapter 61 but when it was transferred to John Pirie, a separate lien was never executed so the Chapter 61 provision lapsed. The property was now under a Conservation Restriction.

Brian Stein suggested that the Corporation go down both paths, affordable housing and market rate housing, until it was decided which one to pursue. According to Rick Mitchell, the next step for the market rate path would be to get a report from Charlie Wear and then a market study. Rick Mitchell said he believed there was a real need for market rate rentals in Town as well as affordable housing.

Peter Britton said an ideal date for having a concrete plan would be Town Meeting. In response to Rick Mitchell question as to whether 35 units would give the Town a one year reprieve from a hostile 40B, Mr. Britton said it would be a two year reprieve.

Peter Britton thought if there would be a transfer of land to Harborlight, it would require a Town Meeting vote, but Brian Stein stated it would be an RFP because the land was held by the HDC rather than the Town. Rick Mitchell indicated that the Corporation was created to avoid the Town Meeting step. Mr. Stein noted it was a public and municipal body so the land could not just be sold, the sale would require a RFP. Mr. Britton said if the Willow St. property was paired up with 560 Bay Road, in terms of timing, the time that Harborlight was looking at could probably be met. Brian Stein asked if the two parcels would be approved at the same time and Mr. Britton responded that it was no problem to have one project with two separate properties.

Peter Britton added that gluing smaller pieces together could be a problem because if one was appealed, it would kill the entire project. Rick Mitchell was concerned that if Harborlight bought the Willow St. property and there was an appeal on the other piece of property, the Willow St. property would need to be freed up to be able to be sold privately. Mr. Britton added that Harborlight would be very interested in the property, especially if they could combine it with 560 Bay Road. Brian Stein wanted to hear more from Harborlight before the HDC spent \$10,000 for a market study.

Peter Britton said Doug Trees had created a conceptual design for the COA site to avoid issues with the HWRSD. The proposal would only require a modification of the lease with the schools. The land requirement would be 1/8th of an acre. Rick Mitchell said the HDC should continue down the market rate path as it had already been three years and he would like to come to a decision in the next three months. Mr. Mitchell didn't want to wait for an external group to let

them know which way to go. Bill Gisness agreed. It was decided that Charlie Wear would do a preliminary report for septic and drainage, then a market study and Site Plan Approval would be pursued for potential bidders. Brian Stein said he wanted the RFP before Site Plan Approval because there was not enough money to do the process the other way. Peter Britton announced that the AHT had a budget and monies and thought the two entities could operate symbiotically to some kind of end to avoid going to Town Meeting.

Rick Mitchell suggested the AHT do the engineering on the site. However while it was appropriate for the AHT to pay for Town owned property, this was a private parcel so Mr. Mitchell wondered if there was a barrier as they were a public corporation. Peter Britton said the Selectmen see the HDC as an agency of the Town. Mr. Mitchell responded that they were operating independently of the Town, could bond on their own, and had sources of revenue. Dorr Fox suggested if the HDC decided to go market rate, they could purchase the study from the AHT.

Brian Stein noted that due to the Mixed Use By-law, the property could be constructed as long as it was within the setbacks and if there was a commercial piece, it could be done under Site Plan Review which dictated frontage in the Business District. This could cut out the appeal process. If there were two parcels as one project, it would need to be a 40B. Peter Britton said the Town was ready to do a 40R zoning district, according to Ted Carmen who was the author of 40R zoning. Mr. Carmen was a consultant who had done 40R zoning successfully in quite a few towns. Rick Mitchell asked if there was State money for 40R zoning, to which Mr. Britton responded, yes.

Brian Stein added that he was reporting to the Selectmen what the AHT had been doing and what they would be doing in the future.

Market Study Discussion

Rick Mitchell said three members wanted to do a market rate study. Bill Gisness suggested waiting for Brian Stein to meet with the AHT and then decide. Dorr Fox said it would take three months to complete the study, which would cost just under \$10,000. Mr. Mitchell asked members of the Corporation if they wanted to authorize the AHT or CPC to do soil testing. Mr. Fox said he would contact the Community Preservation Coalition to determine if soil testing would be covered.

Rick Mitchell made motion to authorize Brian Stein to enter into an agreement not exceeding \$5,000 to pay for soil testing for the Willow St. property.

Seconded Tom Goodwin.

Vote: Unanimous to approve.

Charlie Wear would complete his analysis. The Corporation agreed that if the property was sold, via a RFP to the AHT, they wanted to get full price for the property. Brian Stein asked Peter

Britton if there would be money toward the acquisition, to which Peter Britton responded, yes.
Mr. Stein added that they would want to keep the front parcel.

New/Old Business

None

Motion to adjourn made by Bill Gisness.

Seconded by Tom Goodwin.

Vote Unanimous to adjourn at 8:30 am.

Prepared by:

Marcie Ricker

Attest

Date