

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

December 21, 2016

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

Coordinator: Dorr Fox

This meeting was called to order by Brian Stein at 7:38 am with a quorum established.

Approve Warrant

Warrant HDC17-13, for a total of \$4,276.98, included payroll for Dorr Fox and Marcie Ricker as well as the Willow St. mortgage. Also included was a total of \$1,900.00 to replace a sink, faucet, and toilet as well as paneling on one wall. The plumbing costs were \$930.00

Motion to approve the Warrant made by Brian Stein.

Seconded by Rick Mitchell.

Vote: Unanimous to approve.

Dodge Tree had reportedly explained that the lights for Railroad Ave. cost more than estimated. Members of the Corporation discussed how the solar lights were not as expected, but agreed they should just pay for them. Dorr Fox asked if it was possible to add the payment to this warrant, would the Corporation approve.

Motion to approve the Warrant HDC17-13 as amended to add the Dodge Tree invoice, dated November 18, 2016 for \$2,250.00 to the amount of \$4,276.98 made by Brian Stein.

Seconded by Rick Mitchell.

If the option to add the payment to the Warrant was not possible, the invoice would be brought to the next meeting.

Vote: Unanimous to approve.

Minutes

Minutes to be approved at the next meeting.

59/63 Willow Street

Brian Stein said he had met with Charlie Wear, (Meridian Engineering) who had set parameters for septic, septic reserve, and stormwater areas. The septic and stormwater areas consisted of 9,000sf for both. A trench system would reduce the area by 25% and if the apartments were all senior restricted, the gallons per day would be 110 rather than 150, which would save even more space. Members discussed what type of building could fit with 18,000sf already dedicated for setbacks, drainage, and septic and found that a building 65' x 150' could be constructed with 20 one and two beds apartments, totaling 30 bedrooms in a double loaded corridor. A small retail space could be included.

Andrew DeFranza was reportedly interested and said he would love to have 20 units on the Willow St. site in combination with another property to create a joint filing. Members considered keeping the old commercial building and having Andrew DeFranza purchase the back piece, Charlie Wear reportedly said it would be possible to tie the septic system from the old commercial building into the new system of the Harborlight piece. It was likely that the commercial building could not be expanded. In response to Bill Gisness' question as to why the HDC would want to keep the front building, Brian Stein responded that the front building was appraised at \$180,000 so if the HDC sold the back portion to pay off the mortgage (and more), they would own the front building free and clear and possibly construct a unit above it.

Bill Gisness asked what the drainage system would entail, to which Brian Stein responded it would be an underground system with giant drywells and a raingarden or detention pond. Mr. Gisness wondered if a sewer line could be constructed down the street stubbing it off and sending it to the tennis court area in Patton Park, allowing Harborlight to build more units and have a modular septic field that would open up the potential for other properties that generate a tax base. Andrew DeFranza would be consulted about it and if there were any funding sources for it. A septic consultant had indicated there were serious groundwater issues with other problems with residential use the other side of Willow St. Mr. Gisness said residents could either pay for septic on their property or be part of a shared system with a treatment plant in Patton Park. Phil Tocci would be contacted regarding field improvements, according to Mr. Gisness, who thought it would be a \$10M endeavor to complete.

The Affordable Housing Trust wanted to have a project quickly and Andrew DeFranza was interested in the site, which was the cleanest and easiest of the basket of affordable housing site choices. A Request for Proposal would be required. If the Corporation wanted to take the commercial route, a market study would illustrate if the property had a good potential, then a Request for Proposal would be issued in February or March. Bill Gisness and Brian Stein agreed rental demand was high. Rick Mitchell said the market study was to look at both, commercial and rental units with rates for one and two bedroom units as well as commercial space. Mr. Mtichell wanted to look at both.

Charlie Wear would do more calculations looking at soil maps and provide a two to three page letter regarding the appropriate nature of the property. Test pits would be completed another time. Brian Stein wanted to see how serious the Town and Harborlight were. Mr. Stein said the Affordable Housing Trust was looking at five or six sites and it was unlikely that they would move forward with 13 Essex St, but were looking at the Gordon Conwell site. Financing would require 50 to 60 units. Mr. Stein said that Andrew DeFranza reported that 35 to 40 units was the minimum. The COA would need to go through Town Meeting according to Bill Gisness. Tom Ford was looking to sell 560 Bay Road, while the Pirie site behind Town Hall was not on board with affordable housing as it only had seven acres which were not under a Conservation Restriction. Willow St. and 560 Bay Road, with 3.5 acres including a home in the Historic

