

Hamilton Development Corporation
September 16, 2015

The Hamilton Development Corporation met at Hamilton Town Hall at 7:30 a.m. on Wednesday, September 16, 2015 with Rick Mitchell, Brian Stein, Anthony Nickas, Bill Gisness present. DPW Director Bill Redford also present.

Call to order

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

59 Willow Street – possible removal of two trees

Discussion ensued about how Stein will meet with DPW Director/Deputy Tree Warden Bill Redford at the site about possible removal of two trees. The HDC has money to pay for the tree removal.

Discuss outreach for mixed use by-law proposal

Discussion was on how Stein and Bill Gisness will be giving a presentation to the League of Women Voters on October 1 about vision for HDC for the Corporation and Town (i.e., Cecil Group, MAPC, septic study and three HDC visioning studies and takeaways from those). Gisness will also be presenting at an upcoming Rotary meeting.

An article will be placed in the newspaper and on social media a couple of weeks before Town Meeting on Nov. 7 about why the mixed use amendment to the zoning by-law makes sense. Key points are how the amendment that would allow residential use on all but first floors helps to financially support the downtown businesses, addresses lack of diverse housing for empty nesters, moderate income families, divorced parents wanting to locate/relocate/downsize in Town (this could be impacting HWRSD decline in student enrollment), and encourages growth for businesses. Also included in the presentations will be what is the HDC, why was it created and what are its high level goals. Discussion addressed the ULI report and how the HDC has minor edits. Copies will be distributed during Rotary presentation. Gisness will also present the design guidelines. Also discussed was how questions will be addressed rather than presentation given at Town Meeting on mixed use amendment to the zoning by-law.

New/Old Business

After the HDC gets the by-law amendment approved it will develop RFP for 59 Willow Street based on examples such as the Community Package store parcel, it will set up a timeline, and visit Salem Five bank to get interest-only payment schedule extended.

The HDC discussed comments on the ULI report including wording errors and need for better cover photo. The report has a good summary but is lacking in financial analysis and cost benefit analysis of mixed use development. A goal had been to more clearly understand the septic solution. Next steps have to be taken on the basic issue of how to make the downtown more vibrant, provide assistance with village branding, and building demand with small available spaces where there are vacancies (i.e., Winfrey's and Jumbo House) where there are limited income possibilities which could be improved with mixed use, and to realize equity when properties are sold. HDC members will email report comments to Gisness who will consolidate and send to ULI.

Discussion was on interviews occurring for Community Projects Coordinator and how the HDC is interested in hiring a consultant (5 plus hours a week) perhaps the to be hired employee. The HDC is especially interested in working with someone who knows about funding and grant sources and can create/manage presentations.

The Corporation reiterated that Gisness and Stein will work together on the Rotary and League of Women Voters presentations, and that Stein will meet with Redford to get the tree situation at 59 Willow Street resolved.

Mitchell moved to adjourn the meeting at 8:21 a.m. Gisness seconded the motion.
VOTE: Unanimous.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST: _____
Brian Stein, President