

**Town of Hamilton
Community Preservation Committee
June 9, 2016 Minutes**

Attendees

The meeting was held at Hamilton Town Hall with the following Committee members in attendance: Chair Tom Catalano, Vice Chair Jay Butler, Shawn Farrell, Robert Preston, Ray Whipple, Ed Howard, Mimi Fanning. Community Projects Coordinator Dorr Fox also present. Tom Catalano called the meeting to order at 7:30 p.m.

Acceptance of minutes from May 12, 2016 CPC and sub-committee meetings

Robert Preston moved to accept the minutes of May 12, 2016. Ed Howard seconded the motion. VOTE: Unanimous.

Preston moved to accept the sub-committee minutes. Mimi Fanning seconded the motion. VOTE: Unanimous.

Committee Member reports

There was no report from the Historic District Commission. Fanning reported that the Hamilton Housing Authority is doing well with new director seeking grants, and maintenance man taking care of grounds. Howard summarized Planning Board meeting on Longmeadow Way and noted that sewerage capacity of the location needs to be determined. Also, the Special Town Meeting scheduled for July 5 and leadership on one warrant article is by Robin Sears with related commentary distributed at the Planning Board meeting.

Shawn Farrell reported on BOS that discussed STM at HWRHS with one article and Selectmen closed the warrant. Also, that there could be a request for affordable housing CPC money by the Affordable Housing Trust (i.e., it has a balance of \$185,000). Also, Jay Butler is interested in reappointment to the CPC and Ray Whipple is thinking about it by the end of the month.

Review of Public Hearing on May 24, 2016

The CPC had an underwhelming response to its public hearing with a dozen attendees, half as many as last year. The Committee decided not to send a postcard to every household this year notifying the public about the hearing at a cost of \$1,900. Discussion ensued about how there may have been competition with the All Boards meeting that occurred on May 25 where residents had already attended many related meetings. Also, the League of Women Voters was concerned about neutrality on increase in CPA surcharge discussion so it did not host the hearing. The CPC has identified projects that are eligible but has not turned down projects due to financial request.

Discussion was on potential for a future large request associated with affordable housing and need for the Town to work towards getting enough units to achieve safe harbor status. It was noted that Selectman Bill Wilson will be joining the AHT. Resident Jack Lawrence described how

one site in Town is being concentrated on instead of Longmeadow Way as appropriate for affordable housing for Hamilton citizens and for Harborlight Community Partners.

Discussion addressed how the Town could get a larger state match if CPA surcharge was raised from 2% to 3%. Also, that the state match has been going up but if this changes (i.e., Boston adopts CPA), then consideration could be given to another route away from CPA once bond requirements are fulfilled in 2031. According to the Town wide survey responders were split in their support or opposition to raising the CPA surcharge. The Committee theorized that since there has not been any formal action to move an increase in the CPA surcharge forward this could have affected the hearing attendance.

Lack of proposed grant requests from Boards and Committees

The Committee has a repeat group of organizations requesting CPA funding rather than receiving many new projects. Recreation Director Sean Timmons is leaving so this may affect the recreation requests. Also mentioned was the tombs in the cemetery need repair as historic preservation. Discussion addressed if the public works department could assess any projects in its purview that could qualify for CPA funding.

Discussion was on financial planning looking toward the future. After last year's public hearing the CPC developed a working list of anticipated CPC grant requests that is maintained on the website. These potential projects included the Town Hall renovation - \$2 million, planning documents - \$150,000, affordable housing - \$500,000, and turf field. Based on these projects the CPC thought the surcharge should be raised to 3%. No one with grant requests from last year attended the CPC's public hearing to reaffirm their project requests. There was mention of feasibility study for turf/athletic fields that should be funded July 1st and done in calendar year 2016. Also noted was if the surcharge were increased to 3%, the bonding capacity would go from 2.4 to 2.8.

Updates to Future Potential Grants List

Discussion ensued on Chebacco Lake Association and how the BOS had arranged for the Hamilton beach at the lake to allow swimming at your own risk. The Essex beach on the lake is restricted to Essex residents. Community Projects Coordinator Dorr Fox will talk to Sue McLaughlin from Association about the lake. There was also mention about past Hamilton CPA funding contribution for parking lot at Pleasant Pond in Wenham which is in Hamilton and Hamilton residents can swim at the lake. There is also interest in identifying a place for children in Hamilton to sled and potentially ski which could be Sagamore Hill.

Discussion was on interest by the Hamilton Historical Society in the former one-room South School and Mac's Shoe building for a site for the historical society on Willow Street that is owned by the Hamilton Development Corporation (i.e., \$95,000 grant). This proposal was presented to the HDC by Whipple in his capacity as Hamilton Historical Society president. Farrell described how he had spoken to Brian Stein, HDC president, who had suggested the building could be moved (i.e., next to the Hamilton Senior Center on Winthrop School side of property). The CPC will review the Town owned land that is too small to be sellable as potential

site for the School building as long as there would be visibility in Town. Also mentioned was three-part request from American Legion where funding was granted for electrical upgrade and windows. The parking lot is not eligible for CPA funds but the Legion has requested that roof and gutters be added to CPC potential future project grant list. There are also the ongoing Hamilton Housing Authority projects.

Status of CPC Survey and CPC portion of Town Survey

There have been 90 responses to the CPC survey and it will remain open until June 10 deadline.

Recommended updates to 2015 CPC Plan

Updates to the plan consist of date changes to current year, an addition of appendix outlining anticipated grant requests, contact information for community projects coordinator, member names to reflect recent information, recommendation in directions for grants that the required deadline when CPA funds have to be spent will be part of warrant voted at Town Meeting, latest project review dates, latest list of funded projects, and replace up-to-date CPC hearing presentation slides. The revision completion date for the plan is June 30, 2016.

Plans for surcharge increase proposal

Catalano will talk to the original CPA adoption petitioner relative to getting process underway regarding increasing 2% CPA surcharge to 3%. Research will also be done with the Town Clerk about the number of required signatures needed for a citizens' petition leading to a warrant article, and ballot question at the Town election.

Potential Future Grant Requests

Discussion was on possibility that the CPC will receive future CPA grant requests for the Pingree Park playground structure in Wenham (i.e., the original structure was privately funding which could be repeated), Cutler School playground upgrade, and Fairhaven Field playground upgrade, and kiosk at Hamilton Senior Center.

Annual election of Chair and Vice-Chair

Howard moved to have chairmanship and vice-chair remain as they are now on the Committee. The motion was seconded by Fanning. VOTE: 6-0-1 with Catalano abstaining.

The next meeting date was scheduled for July 14, 2016. Catalano will speak to the Town Clerk about if there is a possibility of the CPC skipping the July meeting and meeting in August.

Adjournment

Preston moved to adjourn at 8:53 p.m. Howard seconded the motion. VOTE: Unanimous.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST: _____
Thomas Catalano Chairman