

**Town of Hamilton
Community Preservation Committees
January 23, 2014 Minutes**

Attendees

The meeting was held in the Memorial Room of Town Hall with the following Committee members in attendance: Tom Catalano, Ed Howard, Jennifer Scuteri, Bo Preston, Ray Whipple, Peter Britton, and Keith Glidden. Christine Berry, Hamilton CPC Coordinator was also present. With a quorum of CPC members present, the meeting was opened at 7:35pm

Acceptance of Minutes from the November 26th, December 12th, and January 7th CPC Meetings

The unrevised, original minutes from the November 26, December 12th and January 7th meetings were accepted.

Vote on CPA FY15 Eligibility Applications

AP/Gardener Post 194 Updating/Winterizing – Greg McKenna was present to discuss his proposal which requests \$110,000 in CPA funds to make several repairs to the Adelaide Dodge School, which is currently serving as the American Legion. The repairs include electrical work, window replacement, and new flooring. Robert Preston suggested the Legion look into being considered for the State Register of Historic Places in order to be eligible for other grant funding.

It was noted that the windows to be replaced are not original to the building. Tom Catalano noted that the Town has a Right of First Refusal on the building. Ed Howard added that the town organizations currently use the building. The building is open for anyone to rent. Ray Whipple said that the last time the American Legion sought funds, the CPC asked for a priority list of improvements, and that only the HVAC was funded.

Tom said that window specifications should be clearer if this is to fall under CPA's "historic preservation" criteria.

The CPC determined that this project was eligible for CPA funding.

Restoration of Historical Books – Jane Weston, Hamilton Town Clerk was present to discuss her request to restore several town documents including Register of Voters from 1877 to Town Meetings from 2012 for \$9,347. Since some of the documents are recent in age, Christine reported that she reached out to the Community Preservation Coalition for guidance on how they should be evaluated. The Coalition advised that not just age be considered, but also significance.

Tom said that he would poll the Historic District Commission, but felt that they would be determined eligible for CPA funds.

Preserving Our Pictures – Annette Janes, from the Hamilton Historical Society, was present to discuss this proposal. She is requesting \$10,000 in CPA funds to digitalize their collection of photos, which is expected to cost \$30,000. Tom suggested they also include a database for searching and indexing as part of their scope of work. Annette said they are working to include a link to the database on the Society's website.

The CPC determined that this proposal was eligible for CPA funds.

Hamilton Senior Center Renovations – Mary Beth Lawton, Director of the Council on Aging, was present to discuss her request of \$27,000 - \$32,000 for bathroom renovations at the Senior Center. The bathrooms have not been touched since the building was built. They need to be made ADA compliant and ventilation is needed.

The CPC determined that the proposal is eligible for CPA funds, but asked for a better breakdown for costs.

Meyer Barn Restoration – Jim Farnham was present to discuss his request of \$250,000 for his proposal to renovate his Meyer Barn on Longmeadow Way. He noted that he has not yet been to the Planning Board and his project is conditional on their approval. He is proposing 12 units of housing and would like to restore the barn for multi-purpose use. The barn and property could be used for high school programming agricultural events and education. He is working with an organization called Change is Simple, which is going out to schools to do environmental education. He said that barn has historical significance.

It was noted that Longmeadow Way is a private way and that he tried to subdivide it in 2008, but couldn't. Peter questioned the project's eligibility and felt that the CPC was being asked to fund private development. Christine noted that the Town would need to secure some type of ownership through restriction/easements. Jim stated that he was willing to explore those possibilities.

Keith noted that the barn needs restoration and that that's what would make it eligible, but said that we need to protect the Town's investment. Tom said that the Town would have to acquire a real estate interest. He further suggested the group coordinate with Hamilton Green. Ed noted that no further subdivision is allowed on the property. Peter asked for a more detailed plan for the barn.

Acceptance of Gift Agreement from Generals Youth Football

The CPC voted to accept the \$920.00 donation from the Generals Youth Football to be used towards the Donovan Playing Fields bond payment. The Agreement was signed by Tom.

Letter to the CPC from Bill Dery

A letter from Bill Dery, which was received on January 21, 2014 was read into the record. It is attached to these minutes. Tom said that the CPC and Town Meeting voters approved the \$150,000 for planning and site engineering. Peter said that the pool vote failed, but it was not

at all tied to the \$150,000 previously approved at Town Meeting. Tom thought there might be a better way to control staged project budgets. Ed thought it seemed as if an open-ended check was written.

Meeting Adjournment

The meeting was adjourned at approximately 9:30pm.

Dear CPC committee:

I am writing because I am concerned that the Hamilton Board of Selectman may have illegally used CPC funding.

It is my understanding that the Town voted on October 12th 2012 to use \$150,000 of CPC funding for the specific purpose of a planning / study (Schematic design assessment in my words) for the pool project. From the official town records "Catalano described the proposed three -----\$150,000 for the redevelopment **study** for the Patton Park Pool,----
----- ?????

As you know, that design and its funding was defeated on November 4th 2013 at the STM. The BOS seems to have turned a deaf ear to this vote, and are going ahead with that same design slightly altered. They are using, I believe the remainder of funds (some \$80,000) not used to do the first assessment and schematic design by W&S, for a set of **engineering construction drawings** for the very pool that was rejected. The Town has not approved this pool and this design. It appears that this use of CPC funds is illegal.

I have contacted our state Representative in this matter.

I would ask that the CPC cease and desist using any funding placed in their trust by the people for the development of a pool not approved in a town meeting. Further, It is my understanding that there is Blue Ribbon committee formed for the specific purpose of doing an independent assessment to replace and or repair the Patton Pool. I urge the CPC to work with this committee.

I apologize for not appearing before you, I must attend the School Committee meeting tonight.

Sincerely

William Dery