

**Town of Hamilton
Community Preservation Committee
February 12, 2009 Minutes**

Attendees

The meeting was held in the Memorial Room of Town Hall with the following Committee members in attendance: Tom Catalano, Chris Davis, Dave Carey, Ray Whipple, Leigh Keyser, Lindle Willnow, and Peter Clark. Christine Berry as CPC Coordinator was also present. With a quorum present the meeting was opened.

Weaver Pond Project Update

Jim Hankin was present to provide an update on this project. The hope was to pump the pond just before a hard freeze and unfortunately they waited about 5-7 days too long. There is about \$2,200 remaining from the CPA appropriation for this project. Jim would like to use the remaining funds to hire a licensed professional to apply an herbicide in the spring to kill the plant material which is damaging the pond. The herbicides proposed for use are commonly used and adhere to the plant. The Committee expressed concern that the herbicides would damage the Miles River. Jim assured the Committee that the herbicides they plan to use do not become water born. The Committee thanked Jim for the update and approved this use of CPA funds as consistent with the original appropriation for preserving the pond.

Asbury Grove Tabernacle Restoration Project

Asbury Grove is requesting \$26,000 in FY10 CPA funds to help pay a portion of the costs associated with the restoration of the tabernacle. Asbury Grove is still willing to enter into a Public Benefit Agreement with the Town as a condition of the CPA funding. This year marks the 150th anniversary of Asbury Grove. Asbury Grove is working very hard on outreach to demonstrate the historical significance of the Grove and its role as part of the community. Asbury Grove is a part of our town, not just a church organization. The residents pay a significant amount of taxes to town each year. There are serious misunderstandings about Asbury Grove that this is not just a religious organization. The CPC should be upfront that they are bringing back the project because there is stronger rationale this year; they are the second biggest taxpayer in town, the request is less, they have an application pending to be placed on the National Register of Historic Places, they have done a complete audit of their financials, etc. In addition, there is significant precedent in funding historic preservation projects that have a religious affiliation. Asbury Grove should make a concerted effort to invite community members to the Grove prior to ATM.

The CPC unanimously voted to recommend \$26,000 in FY10 CPA funds to cover a portion of the cost of the restoration of the historic tabernacle at Asbury Grove.

Fence and Landscape Restoration of Hamilton Cemetery

The purpose of this project is to make repairs to the historic fence and improve the landscaping at the Hamilton Cemetery which was established in 1705. This landscape plan will ensure that the sight lines remain open and that there are long periods of bloom. This plan ensures that many of the historic plantings will remain and that more of the historic fence will be seen. This plan calls for the fence to be sanded and painted.

The CPC unanimously voted to recommend \$7,444.00 in FY10 CPA funds to cover the cost of the fence and landscape restoration at the Hamilton Cemetery.

Liberty Road Markers at Patton Park

The purpose of this project is to provide \$1,000 in CPA funds to cover the cost to develop new, weatherproof, protective coverings for the Liberty Road Markers at Patton Park. The markers are a gift from France for General Patton's role in the liberation of France. The markers are made of cast stone and are susceptible to damage due to weather and salt from Bay Road. The markers are currently covered with tarps. Tom will work with the Boy Scouts to coordinate this as an Eagle Scout project.

The CPC unanimously voted to recommend \$1,000 in FY10 CPA funds to cover the cost to develop and construct new weatherproof, protective coverings for the Liberty Road Markers at Patton Park.

Acord Pantry Affordable Housing Units

The purpose of this project is to partner with Harborlight Community Partners to create four affordable housing units at the site of the Acord Pantry. An added benefit would be keeping the food pantry at its current location through a long-term lease. Harborlight would purchase the property and act as developer for the project. The Town of Hamilton would hold deed restrictions ensuring the rental units as permanently affordable. If this project moves forward, Harborlight would pay taxes to the town. This is a good point to make at Town Meeting. There will likely be concerns from abutters, probably centered around parking availability. Harborlight plans to tap federal, state, local and private fundraising to fund this project. This project would trigger fair housing laws; there would be no local preference. These units would not intersect with the Hamilton Housing Authority; but services may intersect.

The CPC voted to recommend \$88,870 in CPA community housing reserves and \$91,130 in FY10 revenues for a total of \$180,000 in CPA funds for creation of four affordable housing units at the Acord Food Pantry.

HHA Kitchenette Renovation Project

Julie Martineau, Executive Director of the Hamilton Housing Authority was present to discuss this proposal. Julie provided an update on this project. The HHA has been working with the Department of Housing and Community Development to move this project forward. As a government entity, the HHA has had to use prevailing wages which has dramatically increased the cost of this project. Although they have \$120,000 in CPA funds and \$40,000 in HHA funds, there is not enough funding to complete even half of the kitchenette units. While this project meets the CPC's criteria, it does not create any new housing. The building is owned by the Commonwealth. The CPC questioned the longevity of the building.

The CPC voted to recommend an additional \$10,000 in CPA funds to be used to complete the renovation of twenty kitchenette units at the Hamilton Housing Authority.

HW Community House Portico Project

Melissa Elmer, Executive Director of the Hamilton-Wenham Community House was present to discuss this proposal, which requests funding to help cover the cost of lead removal which is

a necessary, but unexpected, step in the portico restoration. The basement of the Community House was once used by the auxiliary police, Boy Scouts and other members of the community as a firing range in the 1950s and 1960s. During the renovation project, wipe samples collected from the floor of the former firing range were shown to have elevated levels of lead and particulates, a residue associated with bullets from the firing range. While the costs to remove the lead were unanticipated and significant, given the proximity to school-aged children and the many community programs held there, the Community House is committed to decommission the firing range in accordance with best practices for the work.

The Community House has begun a capital campaign and has sought grants to help pay for this work. It is expected that Wenham will be contributing \$3000 in CPA funds toward this project in FY10.

The CPC voted to recommend an additional \$25,500 in CPA funds to be used to partially cover the cost of the lead removal at the Hamilton-Wenham Community House. Leigh Keyser and Ray Whipple abstained from this vote.

CPA Reserves

The CPC voted to recommend \$50,000 be placed in the Open Space Reserve for the required 10% set-aside for future open space projects.

CPA Administration

The CPC voted to recommend \$25,000 for costs associated with administering the CPA including the part-time CPC coordinator position, Community Preservation Coalition annual dues, and other like-costs.

Community Preservation Coalition Annual Membership Dues

The CPC voted to expend \$1,500 out of administrative costs for the 2009 annual dues for the Community Preservation Coalition.

Meeting Adjournment

The meeting was adjourned at approximately 9:30pm.