

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

Attendees

The meeting was held in the Memorial Room of Town Hall with the following Committee members in attendance: Tom Catalano, Dave Carey, Ray Whipple, Leigh Keyser, Jay Butler, Peter Britton, Lindle Willnow, Peter Dana, and Peter Clark. Jack Lawrence, Bill Bowler, and John Tomasz were also present to discuss the landfill project. Christine Berry as CPC Coordinator was also present. With a quorum present the meeting was opened at 7:35pm.

Introduction of Jay Butler, new CPC Representative from the HW Joint Rec. Bd.

Jay Butler is the chair of the Hamilton-Wenham Joint Recreation Board. He will be replacing Lindle Willnow as the CPC's representative from that Board.

FY08 CPA Landfill Appropriation

There is approximately \$8,853 remaining in the FY08 CPA appropriation for the landfill study. The report was completed, but in order to move forward with the next steps in the development and reuse of the landfill, a wetland study and wetland border survey must be undertaken. After soliciting bids, it was determined that the wetland studies would cost approximately \$8,800. Bill Bowler and Jack Lawrence were present to request the use of the remaining funds to cover the cost of the wetland study.

The report that was completed was an assessment telling us the conditions of the landfill. The CPC requested a comprehensive plan showing all remaining costs needed to develop the landfill. The wetland study is needed for the landfill's future development, not its closure. There is going to be a need for remediation and ongoing monitoring. There is a feeling among some of the Planning Board members that use of CPA funds for the landfill is inappropriate unless some portions of the landfill property are zoned as open space.

The entire property is 52 acres and some of that will be open space. The mixed uses of the landfill do not have to be mutually exclusive. There is a long swath of wetlands that has been undisturbed. It is inaccessible for development but would be a good fit for trail creation. The wetland study and delineation will lead to an open space designation. Nothing could proceed at the dump site until the wetlands have been defined. The CPC approved the use of the remaining FY08 landfill appropriation for the wetland study and survey.

CPA Landfill Application

John Tomasz was present to discuss his request of \$117,500 in CPA funds for additional work necessary to cap the landfill. The funds would be used to conduct a hydrologic investigation, prepare a corrective action alternative analysis, report preparation, and conduct a lead shot investigation. This work is necessary to move forward with the capping of the landfill. The CPC asked how much of the landfill area would remain as open space. The answer to that question at this point is unknown. It was suggested that a group meet to develop open space delineations at the landfill. It is difficult to do that at this point because it is unknown how the property will be developed. Christine will request guidance from the Coalition and Donna on whether CPA funds could be used for this project.

ATM Preparations

The CPC reviewed the draft powerpoint presentation Christine prepared. The CPC recommended that the presentation address why the tabernacle project was voted down last year and to acknowledge that the Grove pays taxes each year. For the Acord project it was recommended that we highlight the fact that Harborlight will pay taxes to the Town and that there will be a deed restriction placed on the property. The powerpoint should include a pie chart showing our reserve amounts and detail on how the administrative funds are utilized.

Acord Affordable Housing Project Updated

Dave Carey provided a brief update on the Acord project. Harborlight has given a preliminary presentation on the project to the ZBA. They have hired a lawyer and architect. There are concerns within the neighborhood and the immediate abutters. This project may increase the parking burden already experienced in this area of downtown. Dave and Andrew DiFranza will be meeting with abutters to try to address some of these concerns.

Meeting Adjournment

The meeting was adjourned at approximately 8:50pm.