

**Town of Hamilton
Community Preservation Committee
April 25, 2013 Minutes**

Attendees

The meeting was held in the Memorial Room of Town Hall with the following Committee members in attendance: Jennifer Scuteri, Ed Howard, Jay Butler, Ray Whipple, and Robert Preston. Christine Berry as CPC Coordinator was also present. With a quorum of CPC members present the meeting was called to order at 7:30pm

Acceptance of Minutes from March 14th CPC Meeting

The minutes from the March 14th CPC meeting were accepted.

Pirie Property Update

Marc Johnson, Board of Selectmen, was present to give an update on the Pirie property. The Town was given notice of their right of first refusal through the Chapter 61a process 2 months ago for this 85-acre property located on Bay Road. The property has been under Chapter 61a since 1976, and the landowners have saved roughly \$25-30k per year on property taxes due to the classification. The property is currently slated to support a 6-lot subdivision, which was approved by the Planning Board several years ago. The Town is now considering whether it wishes to exercise its right of first refusal to purchase the property. Should the Town decide to acquire the property, it is considering including both an open space and affordable housing component. There also plans to create a permanent trail easement around the perimeter of the property.

Approximately 30 acres of the property are wetland, and 55 acres are dry. The Committee set up to review the Pirie property believes it could support 48-50 cluster, cottage style units. Two bylaws could apply to this property, the Senior Housing Bylaw and Cottage Bylaw. It was reported that the barns and stables are in poor condition. There is a historic Sears Catalog House on the property.

Town Meeting has been tentatively scheduled for June 11th to take up this vote. Developers are interested in the property, but it could be a 3-4 process to sell out the property. CPA funds could be used to purchase the wetland/open space component of the property as well as help support the affordable housing component and any historic preservation needed. Marc will come back and report more to the CPC as the project develops.

Patton Homestead Signage

Jennifer Scuteri reported that there will be a "soft opening" of the Patton Homestead on May 25th. She said it would be nice if a sign could be installed and asked whether there were any CPA funds that could be used to cover the cost. There are CPA administrative funds that would be available. Two local sign makers were recommended. Jennifer will follow-up with them and come back to the CPC with a request for the funds.

Patton Homestead Picnic Pavilion

Jennifer suggested that CPA funds be considered for some picnic tables at the Patton Homestead. It was suggested that we try to reach out to groups who may want to build the tables at no cost, perhaps as an Eagle Scout project. Otherwise, it was determined that the request for CPA funds would happen in the Fall.

Bradford Schooling Field Conservation Restriction

Ray Whipple discovered a reference in a book he read referencing a potential conservation restriction on the Schooling Field, and wondering if that might help with a trail connection that Essex County Trails Association is working towards. Christine will ask Alex Van Alan to see what he might know.

Open Meeting Law Reminder

A reminder was made that the CPC needs to keep discussions to topics that are on the CPC's agenda. It was suggested that we include "Old and New Business" to future posted agendas.

Meeting Adjournment

The meeting was adjourned at approximately 9:00pm.