

**Town of Hamilton
Community Preservation Committee
May 21, 2015 Minutes**

Attendees

The meeting was held at HW Library with the following Committee members in attendance: Chair Tom Catalano, Jay Butler, Robert Preston, Shawn Farrell, Ray Whipple, Ed Howard, Bob Gray and Keith Glidden (arrived at 7:30 p.m.). Community Projects Coordinator Rachel Meketon, Director of Planning and Inspections Patrick Reffett, Selectmen Scott Maddern and Jeff Hubbard, Town Manager Michael Lombardo, Affordable Housing Trust member Fred Mills, HW Recreation Director Sean Timmons, Planning Board members Ed Howard and Peter Clark, Hamilton Housing Authority Executive Director Kate McGuire, Hamilton Historical Society President Annette Janes, Community House Property Manager Craig Leonard, American Legion Post Commander Greg McKenna also present. With a quorum of CPC members present, Tom Catalano called the meeting to order at 7:00pm.

Public Hearing

Welcome and Introduction

Tom Catalano explained purpose of hearing to foster dialog and public input about CPA and CPC plan. He introduced the Committee and Community Projects Coordinator Rachel Meketon. The CPC strives to have an open forum and communication with Committee meetings held second Thursday of month where the Committee responds to CPA requests from the community. All meeting minutes are on Town website as well as all email addresses for Committee members and administration. The Committee's duties include consulting with Town boards regarding community preservation in Town, recommendations to Town Meeting on use of CPA funds, and developing a scoring system to itemize and vet CPA project applications in consideration of Town requirements. Catalano requested decorum in the hearing.

Overview of CPA

Rachel Meketon provided a history of CPA including Hamilton's adoption in 2005 with a 2% surcharge as well as eligibility application categories/actions and funding application criteria/goals/priorities. She also described the top ten contributions of CPA funding in Hamilton in the last 10 years in categories of community housing, historic preservation, open space and recreation. In addition, Meketon presented a CPA financial overview on revenues, appropriations and expenses, fund balance reserved and unreserved as well as bonding capacity.

Comments

Meketon summarized how the CPC had received comments on its CPC draft plan via online survey on the CPC webpage and a hard copy is available, Hamilton Development Corporation wrote a letter of support for diversity of housing in the downtown, and other Town board comments were that CPC plan should have operating procedures, a financial plan, and create a project evaluation form from community housing, historic

preservation, open space and recreation criteria to evaluate projects. Briefly mentioned were comments received from survey respondents on percent of surcharge, CPA categories that should be prioritized over others, general criteria and application process, whether or not open space should be a priority, specific sites preserved, organizations that CPC should work with, focus on recreation including pool, turf field and other fields for active and passive use, historic preservation relative to Town Hall, community and senior housing.

Town Board Comments

Town officials spoke about priority projects in Town that could be eligible for CPA funding with requests projected from FY'16 to FY'20 with costs ranging from \$4,000 to \$2 million. Town Manager Michael Lombardo discussed spatial analysis and development of construction documents, and renovation of Town Hall. Fred Mills, Affordable Housing Trust member, addressed rehabilitation and construction of senior housing, and construction of affordable and accessible family housing. HW Recreation Director Sean Timmons mentioned artificial turf field at the HWRHS, garage at Patton Park, small playground at Fairhaven Field and improvements to Donovan Field. Ed Howard, Planning Board member, described interest in feasibility studies for Chebacco Lake Beach improvements, sledding slope on Donovan Hill, and funding for affordable housing. Hamilton Housing Authority Executive Director Kat McGuire defined need for replacement asphalt roof, gutters and downspouts, paint for exterior of Union Street house, window replacement at senior development.

CPA Grantee Comments

CPA grantees commented on projects that they have been able to accomplish or have been in the works from 2015 until 2018 with CPA funds granted from \$9,950 to \$65,000. Hamilton Historical Society President Annette Janes mentioned third year of preserving pictures project, Community House Property Manager Craig Leonard explained details about projects consisting of waterproofing, basement windows, exterior paint, wood floor refinishing, replacement of heating and cooling systems, brick work repointing and slate roof work. American Legion Post Commander Greg McKenna described projects such as basement windows, electrical service upgrade, roof, gutters, down spouts, paving parking lot, curbing and marking.

Public Comments

Residents expressed their interest in how CPA funds are spent for Hamilton. Jack Hauck opined about historic preservation/restoration of Town Hall, Cutler Park, Soldiers Green, and Masconomet memorial site. Catalano reiterated that public could attend CPC meetings on the second Thursday of every month to discuss potential CPA projects in more detail.

Betty Dunbar concurred about Town Hall renovation as a priority over a Town pool, and suggested that CPA should be abolished in Hamilton based on her feelings about how CPA funds are being spent.

Bill Dery opined that conservative spending was important and better prioritization of where CPA funds are spent should be done (i.e., not to fund 100% of Hamilton's share of Patton Park pool).

John McWane noted the need for funding to restore Patton Homestead and preserve historical archives and intent for to be created Patton Homestead non-profit to seek matching grants. Also that the property provides the opportunity to preserve open space, recreation, and affordable housing.

Chris Lapointe, Mill Street, spoke to importance of preserving open space in Town and how the Donovan woods property off of Sagamore Street could be a candidate for CPA funds since the property owner is interested in selling and ECGA has interest in preserving the property.

Jeff Hubbard, Miles River Road resident and Selectman, opined about the three-year process for the pool project and how much the community's residents can afford as well as how much CPA funding remains to be available for a turf field, Town Hall renovation and preservation of Patton Homestead. He suggested the CPC could determine for residents how much the Town could afford to spend of CPA funding in 2% or 3% surcharge scenarios for turf field and Town Hall.

Peter Clark, Bay Road resident and Planning Board member, emphasized how the Town Hall needs renovation and an addition for offices. Gretel Clark, Bay Road, noted how the state match to community CPA funds could possibly be greater with a 3% versus 2% surcharge.

Discussion ensued about importance of bonding capability, and continued cash flow of CPA funding to pay for any bonds the Town pursued in the CPA categories. Catalano described how the Town can use CPA funds to bond projects with a two-thirds vote required by Town Meeting and bonding capacity is limited by amount of revenues the Town can collect from 2% surcharge while meeting 10% set aside in each of the three CPA categories. He reviewed some scenarios where bonding capacity could be used and if maximum is reached this limits Town's ability to do other projects and there are competing interests.

The CPC has tried to get its ability to fund CPA projects in alignment with the Town's long term capital requirements. Historically the CPC has had more money than it has had projects and that is likely to change which would prompt the Town to consider the 3% surcharge. Also noted was for the last 20 years maintenance on Town and school buildings as well as purchase of open space or recreational facilities was not being done and CPA funding gives Hamilton ability to consider its options in these areas. The CPA took three years to be voted in at Town Meeting and was driven by a grassroots effort and citizens' petition. Keith Glidden emphasized the importance of public participation/input which can be done during CPC meetings for informed, efficient

decisions to be made in consideration of the money being paid by the Town's residents and Hamilton's best interests. Catalano spoke to the mass mailing done by the CPC as the best way to reach residents to inform them about tonight's hearing.

Next Steps

The CPC will collect comments until June 1 through the online survey or in writing dropped off at the Town Clerk's office. The Committee will review financial balances, update CPC plan and publish it by June 30. Also, the CPC would like any eligibility applications for CPA projects for fall Special Town Meeting to be completed by August 31, and for spring 2016 Annual Town Meeting by November 30. Emails can be sent to Meketon and Catalano by anyone interested in getting a CPA project going. The next CPC meeting is Thursday, June 11.

Adjournment

The hearing adjourned at 8:40 p.m.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST: _____
Thomas Catalano Chairman