

**Town of Hamilton  
Community Preservation Committee  
May 28, 2013 Minutes**

**Attendees**

The meeting was held in the Memorial Room of Town Hall with the following Committee members in attendance: Jennifer Scuteri, Tom Catalano, Jay Butler, Ray Whipple, Keith Glidden, Nepo Trepanier, Peter Britton, and Robert Preston. Christine Berry, CPC Coordinator and Deborah Mena, Finance Director were present. With a quorum of CPC members present, the meeting was called to order at 7:30pm

**Discussion of the Pirie Property and Consideration of CPA Funds for Project**

Jennifer Scuteri noted that this was the CPC's third discussion on the Pirie property and that the CPC had provided very valuable input on housing, open space and historic preservation. She sees this project as providing many potential uses of CPA money. She said that it's the job of the Selectboard to set policies and that the Board sees there is a need for recreation fields and housing, and that we have the CPA to help accomplish that with this project.

Fred Mills, of the Hamilton Municipal Affordable Housing Trust (MAHT), spoke to the Trust's mission to address the need for entry level housing. He said the new Housing Production Plan has identified goals. He said the MAHT has polled most of their members and reported that a majority of them are in favor of the Town's acquisition of the Pirie property. He added that the Pirie property is an exciting opportunity for the Town. Pirie is changing its value and purposes. He said the Town can shape how this property is developed. He said we need a balance of community housing in Hamilton.

Tom Catalano asked how the CPC feels about this project and what kind of restrictions will there be. He added that he would advocate for some control to the CPA funds, and asked if the CPC wishes to bond the contribution.

Peter Britton said that the MAHT has been waiting for an opportunity to advance housing production and that Pirie is an opportunity.

Keith Glidden said that this project falls completely into the CPA baskets, but said that the amount we contribute and the vehicle is important. He said we've talked about the helping to fund a new pool and we don't want to lose that resource. He said we need to keep in mind how the property is used and that there may be competing uses; we cannot exclude trails to everyone but equestrians. Tom said that would not be able to support the project if the trail use was limited to equestrians. Keith said this is a great opportunity, it just needs to be well thought out and that the affordable housing needs must be well-managed.

Robert Preston noted the concerns he has about where the money is going and how many purposes are being served. He said much of this is hypothetical since the citizenry hasn't voted yet.

Jennifer said there are other examples of CPA funds being used for projects like this. The Bradstreet property in Rowley is one example, and that property was purchased entirely with CPA funds. All three CPA uses came out of that property. Fred added that Rowley did less community housing than may happen on the Pirie property. He said Rowley is a smaller community and much closer to their 10% affordable housing goal.

Ray Whipple noted that the \$500,000 CPA funds would be separate from the \$125,000 MAHT contribution made a few years ago. Tom added that the MAHT can use those funds to buy more affordable housing restrictions on the property.

Deborah Mena discussed the financing and timing of the acquisition, should it be approved at Town Meeting. She said the Town would issue a Bond Authorization Note (BAN) on the \$3,900,000. The RFP process would be used to select a developer; it is through this process that we would know what the CPA funds would be used to cover. CPA funds could also be used to cover the interest payments.

Peter noted that he is satisfied that the value of the CPA uses that can come out of this project exceed the \$500,000 request. Ray said that the CPC has been building a “war chest” for affordable housing and open space opportunities in Town. He asked, is this the war? Tom added that there are other “wars;” the pool, Town Hall, other housing opportunities, and recreation fields. Fred said there will likely be a parade of opportunities in the future.

Ray asked what this acquisition will cost the taxpayer. Jennifer reported that the Town’s development of this property will actually generate revenue and that a CPA contribution to this project will help the Town make money on the project. She said there is always risk, but that there is risk in not doing anything either. She said that costs can be controlled.

Bo added that there isn’t really an argument on why not to do it. Peter added that the CPC has a keen eye to seeing how the money is used.

John Cusolito, Chairman of the Joint Recreation Board, said that this project falls within the needs identified by the Recreation Master Plan in that Pirie could support multi-use fields. Fields need to rest between uses and we don’t have that ability in Hamilton with our field shortage.

Nepo Trepanier asked whether the homes will be 40B homes. Fred said it will depend on how the Town writes the RFR. He added that the Town will not meet its 40B requirement with this project.

Jay Butler asked if the CPC will have a seat at the table to develop the RFR if this passes at Town Meeting. Tom and Jennifer said that the CPC is a stakeholder and they will have a seat at the table. Tom added that we could bite off a portion of the property for open space or fields. Jay said that there is still a lot out there that we will be asked to support; the pool, Town

Hall renovations, goals to reach in the Recreation Master Plan, Patton Homestead development, etc. Do we have the capacity to support all that as well as this project? Tom said that we can use this CPA contribution to decide how to reach all our goals.

Deborah said that she would recommend bonding the project since borrowing costs are so low right now; she also suggested the application be revised to ensure that the CPC have a seat(s) on the RFR committee. She said that requirement couldn't be included in the warrant article, but that it could be included in the presentation to Town Meeting. Peter asked if we could bond the \$500,000. Deborah said that vote to bond could happen at Special Town Meeting in October.

A motion was made that the CPC vote to recommend \$500,000 of CPA funds for the Pirie Property as described in the May 23<sup>rd</sup> application, with the addition that the CPC have two seats on the RFR committee to determine the development of the property and that any trails not be limited to equestrian use. Robert seconded. All present voted in favor with the exception of Jay Butler, who abstained.

#### **Acceptance of Gift Agreement for Donovan Payments**

Gift Agreements from the following organizations were accepted by the CPC:

HW Girls Youth Lacrosse	\$1,610.00
HW Little League	\$3,800.00
HW Youth Soccer Association	\$4,210.00

The agreements were signed by Tom. Christine will send note of thanks on behalf of the CPC to each of the organizations.

#### **Cancellation of CPA Projects**

The CPC reviewed several of the outstanding, uncompleted CPA projects appropriated in previous years. Jennifer noted that there are other needs ahead of a complete Town Hall renovation. Tom noted that Michael has been busy, but that we need a needs assessment for Town Hall, then to take those results back to the Boston Architectural College to do more work.

The CPC voted to rescind three projects:

FY07 – Community Housing Coordinator - \$23,590
FY08 – Town Hall Second Floor Ceiling Repairs - \$30,000
FY10 – Studies for Town Hall – \$32,300

#### **Meeting Adjournment**

The meeting was adjourned at approximately 8:55pm.