

**Town of Hamilton
Community Preservation Committee
August 30, 2012 Minutes**

Attendees

The meeting was held in the Memorial Room of Town Hall with the following Committee members in attendance: Jennifer Scuteri, Ed Howard (Acting Chair), Jay Butler, Ray Whipple, Robert Preston, Nepo Trepanier, Keith Glidden. 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 May 2nd and August 14th CPC Meetings

The minutes from the May 2nd and August 14th CPC meetings were accepted by the CPC. Jennifer abstained from voting regarding the May 2nd minutes as she was not a member of the CPC at that time.

CPA Funding Request – Patton Park Playground

Holly Regan and Emily Sumner from the Friends of Patton Park Playground and Sean Timmons, Recreation Director, were present to discuss this proposal. Holly explained that the existing playground is a liability, it is not to code and various pieces are broken. It is insufficient to meet the needs of the children who used the playground. Not only is the playground used by residents, it is also used by the after school program and the Patton Summer camp. Lastly, playgrounds can be an economic development tool for the Town. A new playground can spur opportunities for users to shop locally. The Friends group has raised significant funds; they have \$85,000 in the bank, and another \$20,000 in pledges. The Town has already allocated \$5,000 from the Meals Tax. Fundraising is still underway. There will also be a garden area with benches to meet the needs of older residents.

Keith asked whether there was a professional design. Holly said they have a landscape architect who has been working with them to design the playground. Keith also asked what the plan was for trash removal and whether there has been any analysis of how much trash will increase and how many trash receptacles will be needed. Keith thought that ultimately there should be a trash plan for the park; it is an important part of a project that often gets overlooked. Sean added that he will coordinate with John Tomasz, DPW Director, on that. He is thinking that the Town may consider a carry-in and carry-out policy. Robert said that the whole park is going to generate additional traffic and it needs to be considered.

Ed said that he is concerned about the increase in use, but is not opposed to the project. Holly said that the camp and afterschool users will remain the same. She expects 10-20 more families per day to visit the playground. Holly said that currently they use the Police Station or Community House for sanitary facilities. Sean added that a port-a-potty is also located at the Park. Ed said it was important to identify the limitations of the site. Robert suggested that a new playground would even draw more people to Sunday summer concert series.

Ray expressed concern that some of the playground equipment proposed sounded dangerous. He said there is a lot missing in the Town now because of liability concerns. Holly said that all the equipment proposed is very safe and will be labeled for the appropriate age. Jennifer added that if a child did get hurt, the Town would not get sued, but the maker of the playground equipment would. Sean said that different parts of the playground would be geared towards different ages. Jennifer said the playground is a bigger risk now the way it is.

A motion was made to fund \$25,000 out of FY13 CPA revenues for Special Town Meeting to be held in October. The motion was seconded, and the vote was unanimous. Christine said that she would be in touch with Holly and Emily as Town Meeting drew closer to coordinate on the presentation.

CPA Funding Request – Patton Park Pool

Sean Timmons was present to discuss this proposal. He reviewed the presentation that he had previously given to the Board of Selectmen. He said the pool was built in 1961. The new pool is consistent with the Recreation Master Plan. Sean said the pool has numerous issues, there is cracking, limited areas for seating and spectators, the fencing is in poor condition, and there is no self-latching gate. The bathhouse itself was built in 1973, and has had no renovations since then. The bathrooms itself are in extremely very bad condition. The pool is generally lacking in safety and serviceability. Based on the recreation survey, nearly 70% of residents said that a new pool was one of their three highest priorities in Town.

Weston and Sampson was hired to come up with some alternatives for the pool area. Several of the concepts were very excessive. Robert asked if anyone has done a septic evaluation yet. Sean said no.

Jay said the replacement of the pool has been the highest priority for at least 5 years. Jay expressed concern about the cost of upcoming recreation projects, such as the Patton Estate. He added that we don't have a facilities maintenance plan, which is critical. He said the CPC can't fund maintenance, so that needs to be taken into consideration with all these new recreation projects.

Jennifer said the pool would have senior use as well as use to young families. Sean said he hopes the pool will be self-supporting with lessons, memberships, etc.

Sean reported that he is going before the Wenham Selectmen on September 4th to discuss the project with them. The goal would be that this would be a two-town joint project. If this becomes a project solely funded by Hamilton, then Wenham will be charged as non-residents.

Sean said typically design and engineering costs between 10-13% of the total project cost, so he is asking for \$150,000 in CPA funds to get started on the pool project. Jennifer admitted the pool was much worse than she expected. Jennifer reported that the Selectmen discussed pulling together a pool committee to help with the project and build public support. Robert suggested having a better accounting of how the \$150,000 will be spent. Sean will circulate the

proposal from Weston and Sampson once he receives it. Ed reminded Sean that the funding should include a septic evaluation as part of the design cost. Keith felt that number is probably accurate; that design costs are typically 10-13% of a project cost, but agreed it would be helpful to have additional information for Town Meeting. Keith asked what will happen if the bid comes in higher than \$150,000. Jennifer thought the \$150,000 might be high. Ray asked what the scope of the project was; what kind of pool and will there be a kiddie pool? Doesn't the Town need to decide what they want before it goes to design? Keith said we need to know the components for the design. Christine noted that this proposal is similar to the request for \$75,000 for the Patton Estate planning and engineering.

Jay made a motion that we give preliminary approval for the \$150,000 for FY13 CPA revenues pending the additional information from Weston and Sampson and that the CPC may adjust the figure at the CPC's September 13th meeting once Sean meets with the Wenham Selectmen to determine their willingness to help fund the design. The motion was seconded. Sean said that to date, the Wenham CPC has not been willing to bring his request forward for Wenham's Special Town Meeting. He said they've had his proposal for a month. Jennifer said that this might be a part of the project that Hamilton needs to fund on its own. Christine will reach out to the Wenham CPC chair to discuss their willingness to consider this. There will be a placeholder included on the warrant for this project. The vote was unanimous in support.

CPA Funding Transfer Request – Meeting House

Christine reminded the CPC that there was \$7,500 previously appropriated for the restoration of the windows at the Meeting House. The Town was able to secure outside grant funding to fund new windows, leaving this previously approved money unneeded. The request before the CPC is to transfer the \$7,500 to an existing CPA account, Old Library Restoration. The funding would then be used for a new roof and replace the railings at the Meeting House. The entire cost for that project is just over \$19,775, but the remaining funding would come from other Town sources.

If approved by the CPC, the request would go before Special Town Meeting. Deborah Mena, Finance Director, felt that the transfer would be the easiest way to move forward on the project. The alternative would be that the CPC close the project out, and approve a new project for the \$7,500. The proponent of the project is the Hamilton DPW. Robert asked what the building is being used for. Christine reported that the Council on Aging and Public Safety departments both use the building; it is multi-use. The building can also be used for public meetings. The CPC was feeling like a transfer would be too confusing to explain at Town Meeting.

Jennifer motioned that the CPC close out the \$7500 for the restoration of the windows of the Meeting House. The motion was seconded. The vote was unanimous. The CPC has funded numerous improvements to the building over the years, and the Town has made investments over the years as well. This building qualifies for CPA funds as historic because Hamilton's Historic District Commission designated it as being significant to the history of the Town. Ed

reported that they are looking to include a new entranceway there so that it could be used for voting. It could also be used for an emergency management location.

A motion was made to fund \$7500 for a new roof and railing at the Meeting House. The motion was seconded. The vote was unanimous.

CPA Project Status Update

Christine presented a review of all CPA previously approved projects. Most projects have been designated as "Complete." But, there are several that are stalled. Peter Britton may be able to weigh on some potential further use of the funding remaining for the Community Housing Coordinator position. The School Street Well project is stalled because negotiations with the landowners failed. The pages are organized by fiscal year. Tom said he would discuss the Historic District signs with the Boy Scouts to see if it could become an Eagle Scout project. The Model T building is stalled, though there seems to be support, but Michael has been reluctant to move forward. Ed reported that it was a promise to the Fire Department to do this project. It could be placed on movable skids. Ray noted that it was approved at Town Meeting. Jennifer said that she would look into it. There are numerous projects on hold related to Town Hall that may stay on hold until a larger Town Hall renovation takes place. Jennifer said the appetite for a large Town Hall project is probably not there. Christine reported that it is usually the Town projects that seem to languish. Christine and Jennifer will meet with Michael to review the outstanding CPA projects.

Meeting Adjournment

The meeting was adjourned at approximately 9:15pm.