

**Town of Hamilton  
Community Preservation Committee  
September 12, 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, Ed Howard, Jay Butler, Nepo Trepanier, and Keith Glidden. Christine Berry, CPC Coordinator was present. Scott Maddern, Selectmen, was also present. With a quorum of CPC members present, the meeting was called to order at 7:30pm

**Acceptance of Minutes from the July 31<sup>st</sup> CPC Meeting**

The minutes from the July 31st CPC meeting was accepted.

**CPA Application for Patton Park Pool/Project Update**

Sean Timmons, Recreation Director, and Deborah Mena, Finance Director were present to provide an update on the Patton Park Pool and review the application before the CPC. Sean reported that the pool came out as a very high priority in the Recreation Master Plan. He said that 90% of survey respondents said that if renovations happened, they would use the pool. Sean estimated that we have roughly 300-400 residents for open swim a year, plus camp use and swim team. Jennifer Scuteri said that there was a huge jump in playground use with the renovations and thought that would translate to pool use as well.

Sean said that they are about halfway through the design phase with Weston and Sampson. Soil survey is wrapping up, and they have three options before them. Portions of the schemes that remain constant include the site work, fencing, deck, parking and sidewalk. All options fit within the existing pool area. Sean added that the zero entry would bring the pool into ADA compliance and can also double as a kiddie area for kids who can't swim. Sean reported that the septic is in good shape and that only piece that might need expansion is the leech field. Sean said the new pool would have a capacity of 200-300; currently it's only 100.

Ed Howard asked if the Patton Homestead pool would be useful to the Town. Sean said that pool is lacking in many of the amenities that a town pool would need, and couldn't serve the summer camp.

Deborah Mena suggested everyone take a look at the finance package she prepared. She said that are several options for financing along with a debt schedule. She reported that there is just under \$1.8 million available for funding and that we receive \$450-550,000 every year in state and local revenue. Jennifer said that there aren't any big CPA projects for Hamilton on the immediate horizon. Tom Catalano said it that it was a very big capital investment per user and that our climate only allows for 3-4 months of use. Sean said that Weston and Sampson is working on calculating a return on investment. Ed suggested the Town look at Chebacco Lake as another alternative.

Jay Butler asked how maintenance fees would be paid. Sean said that would come from user fees. Sean said a new pool would allow them to have extended hours and would be open from Memorial Day to Labor Day; and that we would not have to close the pool for campers or swim team, we could accommodate multiple user groups.

Jay asked if we have to level everything and start new. Sean said yes. There are too many changes needed to infiltration, piping, etc. Scott agreed that rehabilitation is not possible or viable. Sean also reported that the Recreation Board supports the new pool.

Keith Glidden asked if the seniors have been polled about this project as it seems we could have expanded senior use with a new pool.

Jay asked about the timing for a new facility. Sean said it will depend on the weather, but that they hope to open part-way through the summer season. Jay also asked about a fundraising component. Sean said they are starting to work on that. Scott said they are working with the Friends of Patton Park Playground to get some ideas on fundraising. Keith said that the new playground enhances the Town and believes this project is a great use of CPA funds.

#### **CPA Application for Senior Center Balusters**

Mark Gates, DPW, was present to discuss his request for CPA funding to replace the balustrade on the Senior Center building. Mark circulated a photo from circa 1970 of the building showing the original balustrade. If the project was completed in PVC, it would cost roughly \$20,000; if the project was completed in wood, it would be \$15,000. Mark said he can match the original balusters perfectly.

The CPC voted unanimously to recommend \$15,000 in CPA funds for the Senior Center balustrade for appropriation at this November's Special Town Meeting.

#### **Downtown Lanterns and Trees**

Jeff Hubbard, speaking as a resident, was present to discuss his proposal requesting CPA funds for new trees and lanterns in downtown. He is hoping to understand whether there is interest and enthusiasm from the CPC on this project. Jeff found other examples of towns using CPA funds for shade trees, for example, Acton. Jeff said that the merchants feel there are immediate needs; and that we need short money to make improvements on our Town's value. Ed said that gas lanterns are used at destination locations.

Jay asked what the logistics would be. Tom said we would need to excavate, rip up the sidewalks, find a place for the meter, etc. Jeff said the price was \$50,000 in 2012. He said that if there is support, we'd have to go back out a price it out.

The CPC agreed that the Coalition should be consulted on whether this project is eligible for CPA funds. The State and the MBTA would probably need to weigh in on this project as well. The CPC agreed that we would need a hard cost and a site plan, but the eligibility would need to be determined first.

### **Patton Homestead Update**

Jennifer gave an update on the Patton Homestead. She said they are looking to use the upper plateau for houses. Scott added that parking and a riverwalk will happen at the property. Jennifer said that if the Town sells a portion of the land, then 25% of the proceeds will be set aside for the homestead. The sale can also help fund a turf field at the high school. Tom said that the topographic survey will help us determine how the site can be used. Jennifer said there will be an athletic field at the site which will mean a CPA request in the future.

Jennifer said they are looking at developing a riverwalk, which would be on both Town land and land owned by Essex County Greenbelt Association. Jennifer said they are working on a request, probably \$40,000, to fund the project with CPA funds. They are hoping to have the request ready for STM. Tom said that anything we can do to foster the public use of the property would be important. The consensus of the CPC for this project was supportive.

### **CPA Project Close-Outs**

The CPC voted unanimously to close-out the American Legion HVAC and Hamilton Historic Headstone CPA projects retroactively to June 30, 2013. Both projects were completed with the funds remaining un-used. The funds will returned to the Historic Preservation CPA reserves.

### **Meeting Adjournment**

The meeting was adjourned at approximately 9:35pm.